APPLICATION NO:
F/2000/0997

LOCATION:
6 Cantley Crescent, Wokingham.

APPLICANT:
Mr J Skate C/O S Macdonald

PROPOSAL:
Proposed first floor front extension and pitched roof on existing side extension.

EARLIEST DATE FOR DECISION: **27/04/2000**

APPLICATION EXPIRY DATE: **18/05/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Skate
C/O S Macdonald
116a College Road
College Town
SANDHURST
Berkshire
GU47 ORD

Application Number: F/2000/0997

Parish: **WOKINGHAM**

Location: **6 Cantley Crescent, Wokingham**

Proposal: **Proposed first floor front extension and pitched roof on existing side extension**

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 building.

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 09 May 2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.



Site Plan, Scale: 1 to 1250

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Date: 9 March 2000

N
W E
S

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 19 June, 2000
My ref. BC/DC/2000/0997

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 J Skate
C/o S MacDonald
116a College Road
College Town
Sandhurst
Berkshire

Dear Sirs

PLANNING PERMISSION 2000/0997
SITE: 6 CANTLEY CRESCENT, WOKINGHAM

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 2000/0997 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

Emy Circuit
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0997 EXC
BUILDING CONTROL NUMBER	W2000/0711 Howard
APPLICANT/AGENT	S. MacDonald.
ADDRESS OF SITE	6. Cartley Crescent WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	first floor front ext + pitched roof on existing side ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	024/00/1 no 2	024/00/1 issue 1
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/3/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	6/6/00	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0997

Applicant : Mr J Skate C/O S Macdonald.

Location : 6, Cantley Crescent, , Wokingham.
Proposal : Proposed first floor front extension and pitched roof on existing side extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8/5/00

Date of Neighbour Notifications : .....

Date of Site Visit : .....4....April...2000.....

Date Registered : 23/03/2000

Earliest Date for Decision : 27/04/2000

Latest Consultation Date/Site Notice Expiry Date : 27/04/2000

Application Expiry Date: 18/05/2000

Consultation Responses :
Wokingham TC - "no objections"

Planning Issues :
Identified Settlement
Neighbours / street scene.

Application Number: F/2000/0997
6 Cantley Crescent

Appraisal: 6 Cantley Crescent is one of two pairs of semi-detached dwellings which turn the corner between Sewell Avenue and Cantley Crescent and is situated on a corner plot at the end of the row. The front of the adjoining property faces north -west while the front of No 6 faces north-east. There have been two single-storey extensions in the past - one at the side, in the private garden area, and a more recent one at the front. In addition permission was granted, in 1987, to relocate the garden fence.

The current proposal is for a first-floor extension above the existing front extension, which spans the width of the property and has a depth of 3.2 metres. The roof would form a continuation of the pitched roof of the original house, with a gable to the front. It is also proposed that a shallow pitched lean-to roof should be added to the flat-roof side extension. These alterations would be in keeping with the design of the house and its neighbours.

The extension would be separated from 4 Cantley Crescent by the original house and there would be 13 metres to the boundary with 8 Cantley Crescent. The houses opposite are over 20 metres distant. Therefore, there would be no significant impact on any of the neighbouring properties.

The front of the extension would be set back 2 metres in relation to the front elevation of 8 Cantley Crescent and there is a minimum of 2 metres to the back edge of the pavement. Also, there is over 20 metres to the buildings opposite. Hence, a first-floor extension in this location would not be unduly prominent or significantly curtail the view in either direction. It is not, therefore, considered that the proposals would be harmful to the open character of the area.

Recommendation: conditional approval

Application Number F/2000/0997
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	Work
03	SC08	SR08	at first floor level or above in the side (north-west and south-east) elevations.

John Mitchell
8/5/00

RECORD OF SITE VISIT

SITE ADDRESS: 6 Cantley Crescent Wokingham.

APPLICATION NUMBER: F/2000/0997

OFFICER: Emy Circuit

DATE OF SITE VISIT: 4 April 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? on fence at side of house

2. DESCRIPTION OF SURROUNDINGS

residential mainly 2 storey semis + detached
open area with mature trees on opposite corner + some trees on corner to side of garden
view from Sewell Ave to mature trees in/beyond Cantley Crescent.

3. DESCRIPTION OF SITE/BUILDING

2 storey semi with front extension + at side
detached garage adjacent to 8 Cantley Crescent.
yellow brick with rendered gable.

4. RELATIONSHIP TO ADJOINING PROPERTIES

setback in relation to No 8.
No 8 < 1m from boundary, has 2m hedge to front + side

5. SITE CONSTRAINTS

TREES not on site but on opposite corner

ACCESS/PARKING no change

LEVELS

BOUNDARY TREATMENT 2m conifer hedge to side Sewell Ave side boundary
front quite open with rose bushes.
1.5m close board fence to side of private garden.

OTHERS

Received by Wokingham District Council

Application No: F/2000/0997

Proposal:
Proposed first floor front extension and pitched roof on existing side extension.

Location:
6, Cantley Crescent, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/04/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

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

Tel: (0118) 974 6479

Date: **03 April 2000**

My ref: F/2000/0997

CONFIDENTIAL

Councillor Whyte
3 Woosehill Lane
Wokingham
RG41 2TT

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/2000/0997
6, Cantley Crescent, , Wokingham.
Proposed first floor front extension and pitched roof on existing side extension.

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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0997**
6, Cantley Crescent, , Wokingham.
Proposed first floor front extension and pitched roof on existing side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Whyte

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

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

Tel: (0118) 974 6479

Date: **03 April 2000**

My ref: F/2000/0997

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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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Yours faithfully

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6, Cantley Crescent, , Wokingham.
Proposed first floor front extension and pitched roof on existing side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Eke

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

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

Tel: (0118) 974 6479

Date: **03 April 2000**

My ref: F/2000/0997

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0997**
6, Cantley Crescent, , Wokingham.
Proposed first floor front extension and pitched roof on existing side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Earnshaw

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 ~~MAR 2000~~ VALID 23 MAR 2000	Map No. 68B Site 0:04
Officer: EXC Application No. F 2000/0997	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED FIRST FLOOR FRONT EXTENSION + PITCHED ROOF ON EXISTING SIDE EXTENSION

Location: 6 CANTLEY CRESCENT

Parish: WOKINGHAM Ward: Emmbrook 3.4.2000

Applicant: MR J SKATE

Fee Received 95-00 (7) 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	NO red outline.	14/3	23 MAR 2000
(2)	1:500 block plan showing existing & proposed dev. + adj. Properties	highlight extn + roof not clear	14/3	
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 : 3:4.2000.. 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 + 3, 5, 7, 9, 11, 13 Cantley Crescent

..... 4 & 8 Cantley Cresc. .....

PLANNING SERVICES	HPT
POL	
DC	
TS	
25 APR 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: *F/2000/0997*

Proposal: Proposed first floor front extension and pitched roof on existing side extension

Site Address: 6 Cantley Cresent, Wokingham

Applicant: Mr J Skate C/O S Macdonald

Your observations are required in respect of this application by **27/04/2000**

No objections

SIGNED: _____ **DATE:** 18/4/00

CLERK TO Wokingham Town Council

6, CANTLEY CRESCENT

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DAT COM
PLANNING	BUILDING			PLANNING	BUILDING		
0/16/58			Buckwyn / Res Dev	10/7/58 C			
B/46/60			Lamp - Dwelling	10/11/60 C			
	BR 11578		S/STOREY EXTENSION (MR SUTTON)		9.8.79 APP		
11403			" "	25.10.79 C/A			
26975			REPOS. GARDEN FENCE (SKATES)	20.2.87 C/A			
32041				21.12.88 C/A			
	BRA6379		S/ST. EXT "		13.12.88 APP		

PD Eng - F/FL/F - Mrs. S. Skates - 27/5/99

1305A

Environmental Services

For office use only.
Application number: 23 MAR 2000 0227

Householder planning application form

23 MAR 2000

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 Address and postcode Phone number	MR. J SKATE. 6 CAWLEY CRESCENT WOKINGHAM.
2	Agent's Name Address and postcode Phone number	S MACDONALD ~~N/A~~. MBA COLLEGE RD COLLEGE TOWN SANDHURST GU47 0RD 07887 686996
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.	6 CAWLEY CRESCENT.
4	Give brief details of the proposal for example, two storey side extension. About the application	2nd STOREY FRONT EXTENSION PITCHED ROOF OVER 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.	STOCKBRICK TO MATCH EXIST. USE EXISTING WINDOWS TILES 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

1305B

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr Skate.

Date 1-3-00

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