APPLICATION NO:
F/2002/5866 ✓

LOCATION:
64 Pinewood Avenue, Crowthorne.

APPLICANT:
Mr/Mrs K Whitehead C/O Nicholas Haddon & Associates

PROPOSAL:
Proposed erection of a replacement detached dwelling. Demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **14/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
05/04/2002

CASE OFFICER: **Natalie Brown**

947
08

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs K Whitehead
C/O Nicholas Haddon & Associates
23B Folders Lane
Bracknell
Berks
RG24 2LA

Application Number: F/2002/5866

Parish: **WOKINGHAM WITHOUT**

Location: **64, Pinewood Avenue, Crowthorne.**

Proposal: **Proposed erection of a replacement detached dwelling. Demolition of existing 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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
4. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
6. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
7. The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
8. Prior to the commencement of the development hereby permitted, a detailed scheme showing fence protection of the Oak Trees covered by tree preservation order TPO 1029/2001 shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall be erected in accordance with the approved details and shall be in place for the duration of the development (demolition and construction).

Condition
9. No equipment and materials associated with the proposed development shall be stored beneath the canopy of the Oak Trees covered by tree preservation order TPO 1029/2001 for the full duration of the development hereby permitted (demolition and construction).

Condition
10. 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.

Condition
11. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
13. Prior to the commencement of the development hereby permitted (including any demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued.

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. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
4. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Reason
5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
6. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
7. In the interests of highway safety and convenience.

Reason
8. In the interests of the future health and amenity value of the trees.

Reason
9. In the interests of the future health and amenity value of the trees.

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

Reason
11. In the interests of visual amenity.

Reason
12. In the interests of visual amenity.

Reason

13. The proposed development may have an impact on bats, which are of international importance and protected by law.

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 Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policy WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 03/04/2002

Notice checked by: _____

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.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 3RD APRIL 2002 FROM 7. 00 PM TO 9.58 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mrs M Robertson, Mr ND Rose, Mr AJ Ross and Mrs C Smith.

Also present: Mr. GM Storry

PART I

231. MINUTES

The Minutes of the meeting of the Committee held on 13th March 2002, were confirmed as a correct record and signed by the Chairman subject to the amendment of Minute No: 219, Resolved 1B to read "a financial contribution towards highways improvements to Milley Lane/*Castle End Road.*"

232. APPLICATION NO: 2001/5097, PROPOSED REDEVELOPMENT OF SITE FOR RESPITE CARE AND SUPPORTED HOUSING, 289 WOKINGHAM ROAD EARLEY READING, FOR: ABILITY HOUSING ASSOCIATION

The Committee considered a report about this application set out on Agenda pages 2837 to 2854.

Officers reminded Members that consideration of the above application had been deferred at the meeting of 20th February 2002 to enable further negotiations to take place regarding siting and landscaping and the impact of the proposal on 22 & 24 Stanton Close.

In explaining the report, Officers informed Members that if they were minded to approve the application, Conditions nod: 11 & 12 should be deleted and one additional condition proposed to read;

"The first-floor windows in the west elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass"

Members were also informed that since the dispatch of the Agenda a further two letters of objection had been received.

RESOLVED: That Application No: 2001/5097 be approved subject to the conditions set out on Agenda pages 2838 to 2840 with the deletion of conditions numbered 11 & 12 and the addition of the following condition;

"The first-floor windows in the west elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass"

233. APPLICATION NO: 2001/5004, PROPOSED ERECTION OF THREE DETACHED DWELLINGS WITH GARAGES AND ACCESS, LAND TO THE REAR OF 75 & 77 WARGRAVE ROAD TWYFORD, FOR: LEXINGTON PROPERTIES

The Committee considered a report about this application set out on Agenda pages 2855 to 2874.

In explaining the report, Officers reminded Members that consideration of the above application had been deferred at the meeting of 13th March 2002, to enable a site visit to be undertaken. Officers also informed Members that since the dispatch of the Agenda an additional letter of comment had been received.

Mr. D Fellows representing the applicant attended the meeting and spoke in support of the proposal.

Members welcomed the proposal, but commented that any works needed to be undertaken with due regard and sensitivity to adjacent graves. A number of Members also commented that the proposed condition 23 relating to noise levels was unduly onerous but other Members commented that measures did need to be undertaken to protect the amenity of local residents and that the proposed condition was appropriate as worded.

On balance it was;

RESOLVED: 1) That Application No: 2001/4923 be approved subject to the conditions set out on Agenda pages 2914 to 2918;

2) That Application No: 2001/4924 be approved subject to the conditions set out on Agenda page 2918.

237. APPLICATION NO: 2001/4517, THE CONSTRUCTION OF A FISHING LAKE, ASHRIDGE MANOR FARM FOREST ROAD WOKINGHAM, FOR: V E FLETCHER

The Committee considered a report about this application set out on Agenda pages 2923 to 2934.

In debating the application a number of Members expressed concern regarding the availability of toilet facilities to users of the proposed fishing lake.

RESOLVED: That Application No: 4517 be approved subject to the conditions set out on Agenda pages 2927 to 2934.

238. APPLICATION NO: 2002/5866, PROPOSED ERECTION OF REPLACEMENT DWELLING & DEMOLITION OF EXISTING DWELLING, 64 PINEWOOD AVENUE CROWTHORNE, FOR: MR & MRS WHITEHEAD

The Committee considered a report about this application set out on Agenda pages 2935 to 2946.

Mr. K Whitehead the applicant attended the meeting and spoke in support of the proposal.

RESOLVED: That Application No: 2002/5866 be approved subject to the conditions set out on Agenda pages 2939 to 2941. - copy of agenda attached

239. PROPOSED DEMOLITION OF 61 CHATSWORTH AVENUE AND ERECTION OF 210 DWELINGS AND ASSOCIATED INFRASTRUCTURE, LAND TO THE REAR OF CHATSWORTH AVENUE WINNERSH

The Committee considered a report about this application set out on Agenda pages 2947 to 2973.

Officers informed Members that the application was not before Members for determination but was an update of events since the application had been deferred in December 2001 and to seek Members views on the suitability of a site visit.

In explaining the report, Mr Tony Street, Consultancy Contract Manager updated Members on the status of the proposed surface water drainage strategy and traffic management issues in turn and answered a number of detailed questions from Members on these subjects. Members were also informed that officers from the District Council had recently attended a public meeting at Winnersh Parish Council concerning the application.

Development Control Ref No:	Received	Listed by:	Parish
F/2002/5866	8 February 2002	Cllr Ross	Wokingham Without

Applicant: Mr & Mrs Whitehead
Location: 64 Pinewood Avenue, Crowthorne
Proposal: Proposed erection of replacement detached dwelling & demolition of existing dwelling.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Natalie Brown

SUMMARY:

1. Planning History -
There have been extensions to the property including a garage, but there have been no applications on the site for a replacement dwelling.

2. Proposal –
Proposed replacement of existing bungalow with two-storey dwelling with side integral garage.

This application is before the Development Control Committee as it has been listed by Councillor Ross, on the grounds of design and whether the dwelling would be appropriate for the Walmer Road street scene.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

3. Consultations -
- ***Wokingham Without Parish Council*** – "No comments"
- ***Landscape & Trees*** – No objection in principle, recommend conditions re. tree protection.
- ***Environmental Health*** – No objections. Recommend hours of construction condition
- ***Highways*** – No objections but recommend conditions re. parking, garaging & turning
- ***Dinton Pastures*** – Bat Survey required, as demolition (bats may be present)
- ***Letters of Representation*** –12 Walmer Close, no objections to the proposal but raises concerns that there should be no vehicular access to the site from Walmer Avenue – safety implications

4. Appraisal – The main issues are:

A. Impact upon neighbouring properties
Berkshire Structure Plan policy EN1;
South East Area Local Plan policies SBE1 and SBE2;
Wokingham District Local Plan (Deposit Draft) policy WBE1.
B. Impact upon the character and appearance of the area
Berkshire Structure Plan policy EN1;
South East Area Local Plan policies SBE1 and SBE2;
Wokingham District Local Plan (Deposit Draft) policy WBE1.
C. Impact upon the health and amenity value of the trees
Wokingham District Local Plan (Deposit Draft): WBE11
D. Impact upon Highway Safety
E. Concerns of Local Residents
F. Flood Issues
Berkshire Structure Plan: EN3
South East Area Local Plan: SPS2 & SPS3
Wokingham District Local Plan: WIC16
PPG25
G. Inspector's Report on Part Two of the Wokingham District Local Plan.

A. Impact upon Neighbouring Properties
The proposed dwelling would occupy a similar footprint as the existing bungalow. The current bungalow is approximately 12.6m width and overall, 9.6m in length. The garage on the side of the bungalow is

approximately 0.2-0.4m from the boundary with No.62 (a two-storey detached dwelling).
The proposed dwelling would be 12.8m in width (including side integral garage) and be 7.86m in length, and have a ridge height of 8.6m. The garage/kitchen would extend a further 3.44m beyond the proposed two-storey rear building line and would be at single storey level with a hipped roof 4.3m to the ridge.

The proposed garage would be on the side of No. 62, and would be set further away from the boundary (0.8m), compared to the existing. At two-storey level, the proposed dwelling would be 22m from the side boundary with 12 Walmer Close.

It is not considered that there would be any adverse impact to 12 Walmer Close in terms of overbearing, overshadowing and causing overlooking due to the side/rear distance between the two properties.

With regards to No. 62, the proposed garage would be along this boundary and so reflect the existing relationship between these two properties. There are no windows in the side elevation of No. 62 and so the change from a bungalow to a two-storey dwelling would have no adverse effects. It is not considered that the proposed single storey rear projection would have any adverse impacts to No. 62, due to the hipped roof (which would take the massing away from the boundary).

It is considered that no other properties would be adversely affected by the proposed development.

B. Impact upon the Character of the Area
The proposed development involves the proposed replacement of the existing bungalow with a two-storey detached dwelling. In terms of the streetscene, the replacement of the bungalow is considered acceptable given the two-storey nature of other properties (i.e. No.62, the properties opposite and those in Walmer Close).

In terms of design, concern has been raised over blank brick wall on the side adjoining Walmer Close and that will not enhance the streetscene, and would only be broken up by the chimney.

At ground floor level, the windows and rear extension will help to break up the elevation. The trees covered by a tree preservation order at the side of the dwelling would help to screen this elevation. It is therefore considered that there would be no adverse effects upon the character of the streetscene.

C. Impact upon the Health and Amenity Value of the Trees
The 7 Oak Trees in the garden of No. 64, but adjacent to Walmer Close are covered by a tree preservation order (TPO 1029/2001).

D. Impact upon Highway Safety
The proposed dwelling would have 4 bedrooms and would therefore require 3 off-road parking spaces. This requirement has been met. Subject to turning being implemented prior to the occupation to the dwelling and that the parking and garaging is retained, the Highway department would have no objection to the proposed development.

E. Concerns of Local Residents
One letter has been received raising concerns about a new vehicular access onto Walmer Close.

Under current legislation, this would be 'permitted development 'by class B of Part 2(provision of a new access onto a non-classified road) and by class F of Part 1 (provision of hardstanding within the curtilage of a dwelling) of the second schedule of The Town and Country Planning (General Permitted development) Order 1995.

There are no conditions on any previous applications on the site removing the right of an access and hardstanding. As such a condition has never been imposed in the past, it would seem unreasonable to do so now.

Any new access would need to ensure that no harm is done to the trees covered by the tree preservation order.

F. Flood Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

G. Inspector's Report on Part Two of the Wokingham District Local Plan
The Inspector's recommendations are a material consideration in the determination of applications.

Policy WBE1: The Inspector recommends that the importance of good design if more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspector's recommendations have been complied with.

Policies WOS3, WT7: The Inspector recommends changes to these policies, but they would impact in a similar way on the proposed development.
Comment: The proposed parking is to the District Council's current standards, which are now viewed as a maximum. This is still considered acceptable, as the review has not yet been undertaken.

5. **Conclusion** –
The proposed development is not considered to have any adverse impacts upon the character of the streetscene, neighbouring properties, nor highway safety.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

4. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

6. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided.

The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

7. The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

8. Prior to the commencement of the development hereby permitted, a detailed scheme showing fence protection of the Oak Trees covered by tree preservation order TPO 1029/2001 shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall be erected in accordance with the approved details and shall be in place for the duration of the development (demolition and construction).

9. No equipment and materials associated with the proposed development shall be stored beneath the canopy of the Oak Trees covered by tree preservation order TPO 1029/2001 for the full duration of the development hereby permitted (demolition and construction).

10. 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, topped 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.

11. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

13. Prior to the commencement of the development hereby permitted (including any demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued.

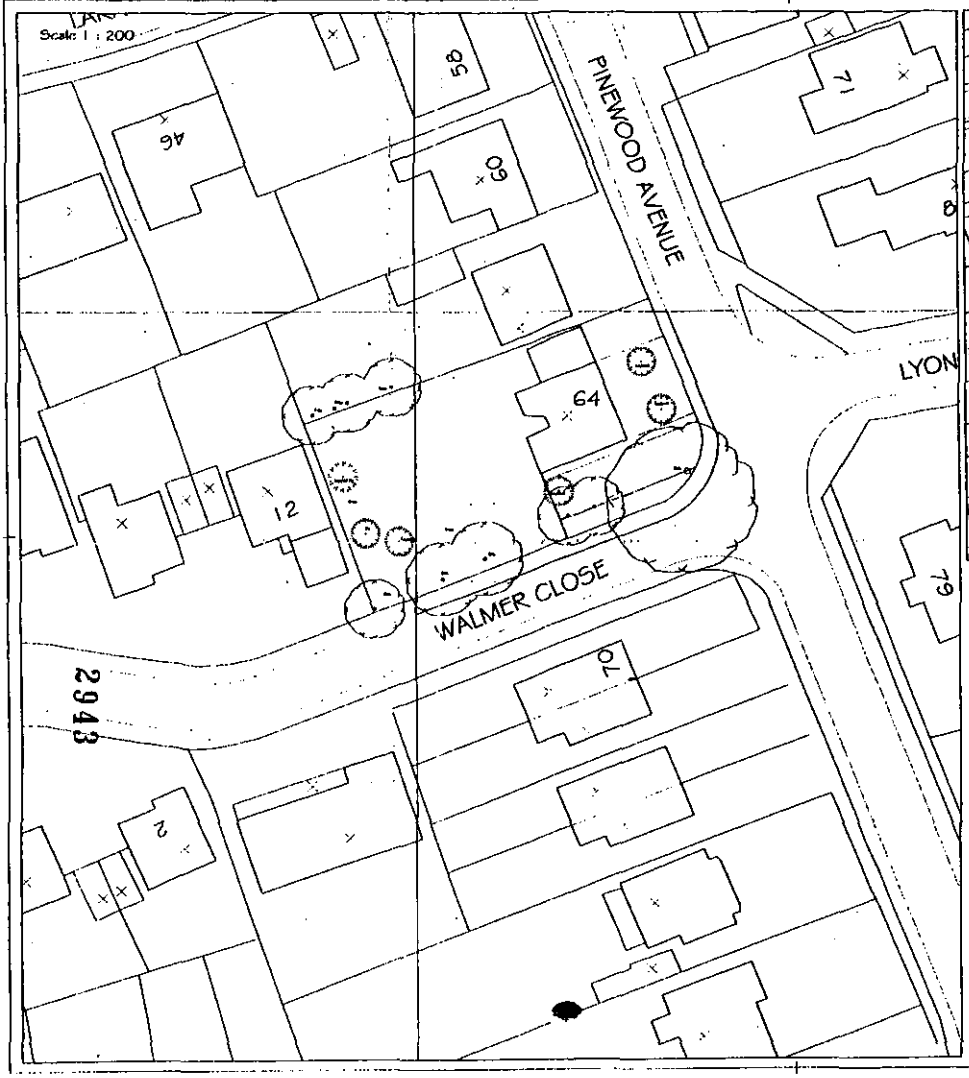
Reasons

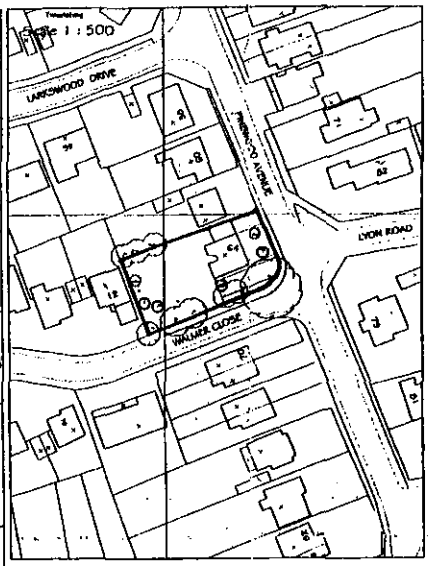
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
4. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
6. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
7. In the interests of highway safety and convenience.
8. In the interests of the future health and amenity value of the trees.
9. In the interests of the future health and amenity value of the trees.
10. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
11. In the interests of visual amenity.
12. In the interests of visual amenity.
13. The proposed development may have an impact on bats, which are of international importance and protected by law.

Informatives

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 Policies: SBE1, SBE2
   Deposit Draft Wokingham District Local Plan Policy: WBE1.









Scale 1 : 1250

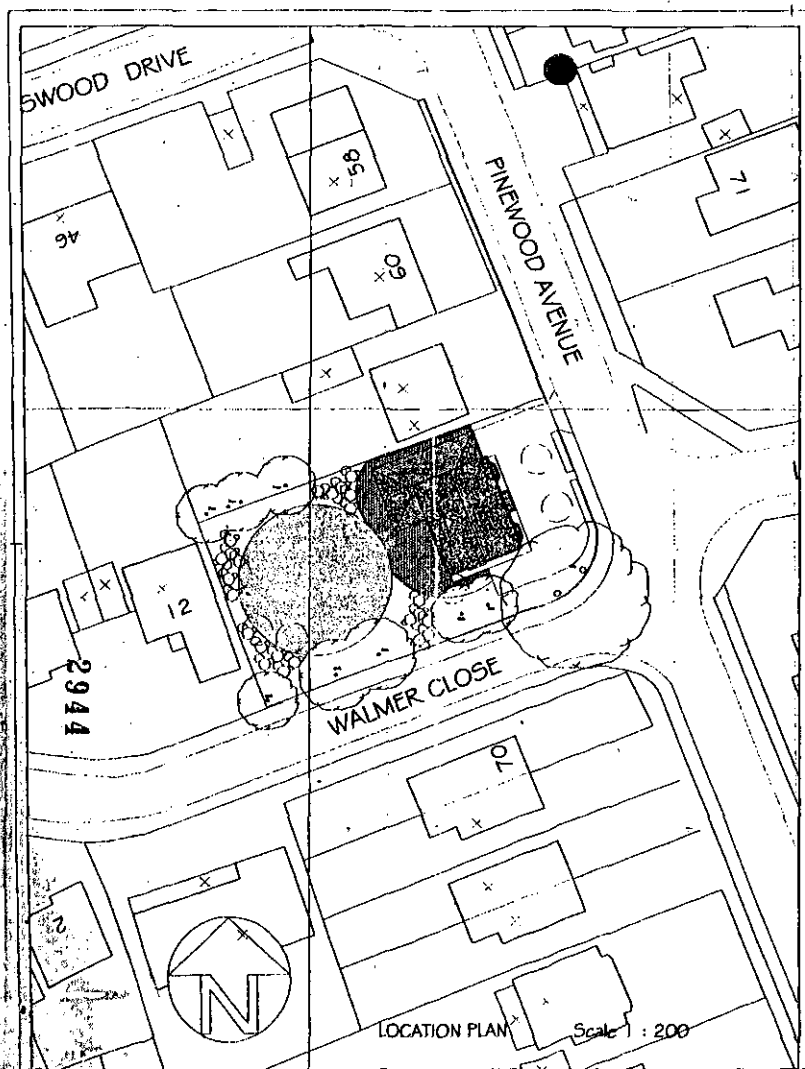
Site Layout, Survey.

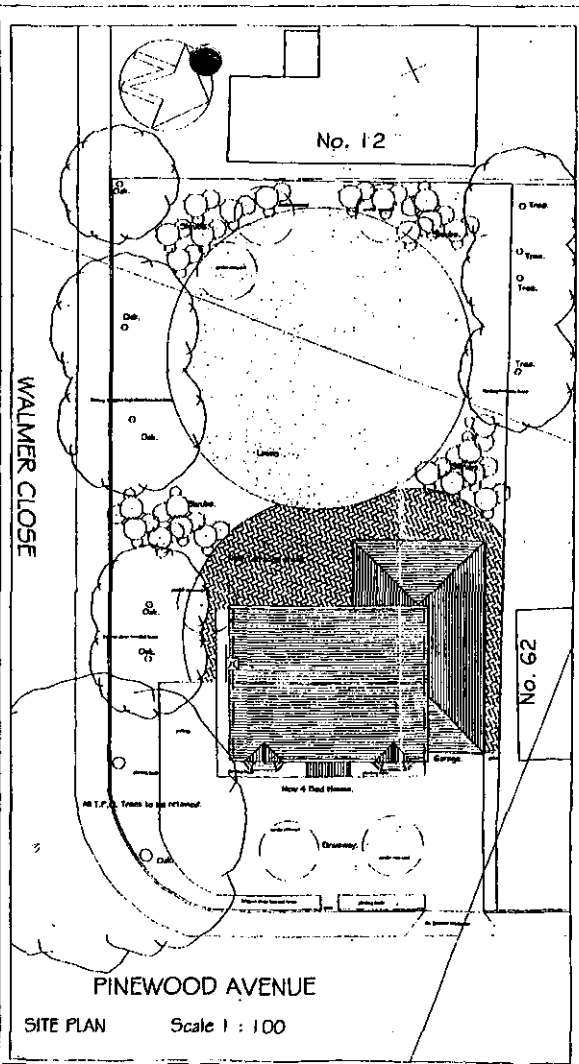
Mr.& Mrs. K. [redacted]

64, Pinewood Avenue
Crowthorne,
Berks.
RG45 6RP

NICHOLAS HADDON & ASSOCIATES

01/60/001.





Proposed New 4 Bed
Detached House &
Double Garage.

Site Plan.

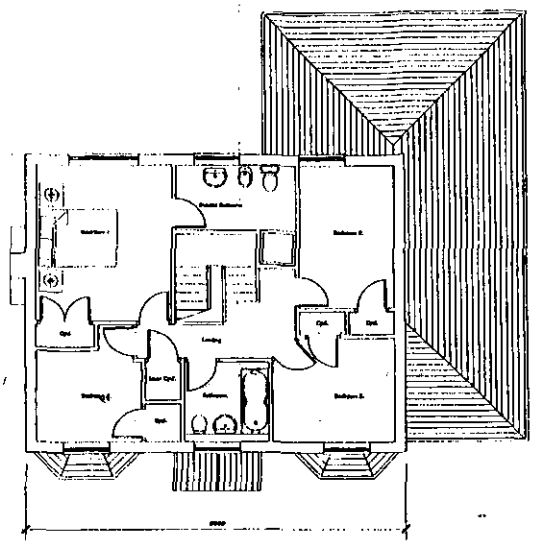
Mr.& Mrs. K. Whitehead

64, Pinewood Avenue
Crowthorne,
Berks.
RG45 6RP

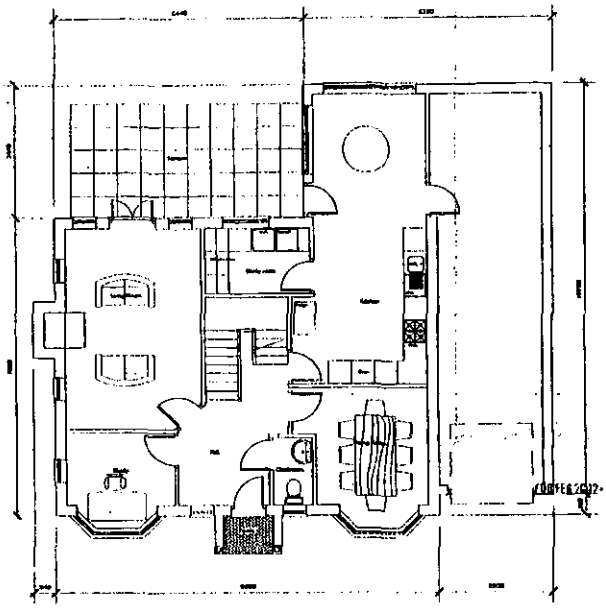
NICHOLAS HADDON & ASSOCIATES

02/60/003.

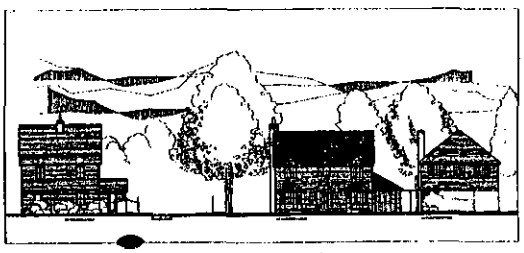
PLANS Scale 1 : 50



FIRST FLOOR PLAN.



GROUND FLOOR PLAN.



STREET SCENE

Scale 1 : 100

2943

Gross Area.
168.85 Sq. M.
1817.5 Sq. Ft.

Proposed New 4 Bed Detached House & Double Garage.

House Plans.

Mr.& Mrs. [redacted]

64, Pinewood Avenue
Crowthorne,
Berks.
RG45 6RP

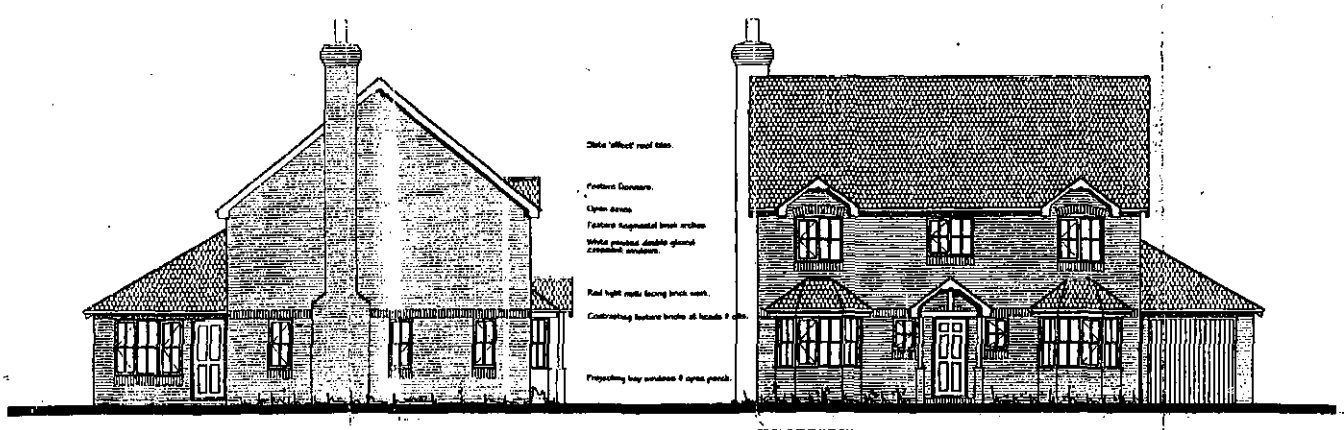
NICHOLAS HADDON & ASSOCIATES
CHARTERED ARCHITECTS

Scale 1 : 50

Date January 2002 Drawn by M.J.H.

Dwg. No. 02/60/005.

ELEVATIONS Scale 1 : 50



SIDE ELEVATION.

FRONT ELEVATION.

03 FEB 2002 5866



REAR ELEVATION.

SIDE ELEVATION.

2943

Proposed New 4 Bed Detached House & Double Garage.

House Elevations.

Mr.& Mrs. K. Whitehead

64, Pinewood Avenue
Crowthorne,
Berks.
RG45 6RP

NICHOLAS HADDON & ASSOCIATES
CHARTERED ARCHITECTS

Scale 1 : 50

Date January 2002 Drawn by M.J.H.

Dwg. No. 02/60/004.

Tel: (0118) 974 6492

Date:

My ref: F/2002/5866

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5866
64, Pinewood Avenue, , Crowthorne.
Proposed erection of a replacement detached dwelling.
Demolition of existing 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 Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/5866**
64, Pinewood Avenue, , Crowthorne.
Proposed erection of a replacement detached dwelling. Demolition of existing 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:

My ref: F/2002/5866

CONFIDENTIAL

WOKINGHAM UNITARY
Aiming for Excellence

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

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

Dear Councillor

Application Number: F/2002/5866
64, Pinewood Avenue, , Crowthorne.
Proposed erection of a replacement detached dwelling. Demolition of existing 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 Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible*

Yours faithfully

Principal Development Control Officer

Tel: (0118) 974 6492

Date:

My ref: F/2002/5866

CONFIDENTIAL

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

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5866
64, Pinewood Avenue, , Crowthorne.
Proposed erection of a replacement detached dwelling. Demolition of existing 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 Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

ADDRESS 62 PINEWOOD AVENUE

PARISH WOK / WITHOUT

PLOT No. (PREVIOUS HOUSE KNOWN AS 'OVERLAND' DEMOLISHED FOR PLOT 5 WALMER CLOSE)

ORD. SHEET No. SU.8464 109

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/171/65	MR. S. E. BELL	O/APP BUNGALOW & GARAGE	8.7.65	N/A C/A
114/66	"	" "	1.9.66	APP. C/A
1143/71 SUPERSEDED BY	ROSEBRIAR PROPERTIES LTD	DETACHED HOUSE & GARAGE	25.11.71	APP. C/A
1267/72	" "	" "	20.7.72 6.9.72	REF. APP. C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Received by Wokingham District Council

Application No: F/2002/5866

Proposal:
Proposed erection of a replacement detached dwelling. Demolition of existing dwelling.

Location:
64, Pinewood Avenue, , 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5866 to enable the library staff to locate the correct information.

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 14/03/2002. 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 be possible for an individual reply to be issued 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

18 February 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5866
CASE OFFICER: Natalie Brown

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

COND DISCHARGE APP 12.6.02



NICHOLAS HADDON & ASSOCIATES

CHARTERED ARCHITECTS

originals given to Natalie 12/6/02

28/6 mix of slate + tile roof & varying shades orange/red bricks white windows.

Slate at present & orange/red bricks - white window frames.

reader + painted

29 Orion
Roman Hill
Bracknell
Berkshire
RG12 7YX

12th June 2002

Cond DISCHARGE Ack

PLANNING
NB
13 JUN 2002
COPIES TO
FILE
13/6/02 Ah

The Planning Department
Wokingham District Council

F/2002/5866

57471

By Hand

Dear Sirs

64 Pinewood Avenue

Please find attached for your information and approval the following material samples

Slate - as Messers Del Carmen Grade A 1st Quality Domiz Slate OK

Brick sample as Messers Warnham Red Stock OK

Window section from Thames Valley windows - please note the colour will be **White** and glazing bars will be through section glazing - **not between the glass sheets** OK

28/6

Also attached are amended elevation drawings, relocating the back door to the utility room and omitting the vertical glazing bars from the windows (the new building regs and glazing standards with small windows make the finished appearance look very heavy with so many bars in small windows). (To be delivered under separate cover) *

Ground slab level will be 225mm from mean ground level → need more info

Please find attached a copy letter from the Council tree specialists dealing with tree management.

A bat worker as advised by the Council will be visiting site on the 13th June to carry out a bat survey. - info rec'd 8/7/02

The adjustment to the garage will form a separate application.

We anticipate starting on site on the 2nd July 2002

If you have any queries with the above, please do not hesitate to contact me.

Yours faithfully

Kevin Whitehead

Kevin I Whitehead & Christina E Whitehead

* From Nick Haddon Associates → Architects

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

Tel. **(0118) 974 6492** (Direct Line)
Fax. (0118) 974 6484
Email. Natalie Brown@wokingham.gov.uk
Date June 13, 2002
My ref.
Your ref.

WOKINGHAM UNITARY
Aiming for Excellence

Mr/Mrs K Whitehead
C/O Nicholas Haddon & Associates
23a
Folders Lane
Bracknell
Berks
RG24 2LA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Sir / Madam

Details of Proposal: Proposed erection of a replacement detached dwelling. Demolition of existing dwelling.

Address of Site: 64, Pinewood Avenue, , Crowthorne.

Application No: F/2002/5866

I refer to your recent submission seeking approval of details as required by conditions attached to the above approval notice. Under the terms of the Planning Acts the Council has a period of up to 8 weeks in which to discharge such submissions.

We will endeavour to respond as quickly as possible in order not to unduly delay the commencement of development. A full response will be sent to you as soon as possible.

In the case of approval of facing materials, the Councils aim to seek to respond to requests for the clearance of such conditions within 20 working days from the date of receipt. This may take longer in the case of more complex proposals or where there is input required from consultees, e.g. the Conservation Architect.

If in the interim you would like to discuss this matter, then please contact the officer named above.

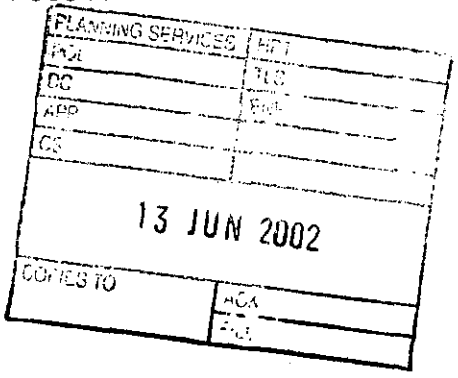
Yours faithfully

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

Development Control Officer

NICHOLAS HADDON & ASSOCIATES
CHARTERED ARCHITECTS

23B FOLDERS LANE, BRACKNELL, BERKS RG42 2LA
01344 300412



10th June 2002

Planning Department
Wokingham District Council,
Time Square,
P.O.Box 157,
Shute End,
Wokingham,
Berks. RG40 1WR

Dear Sirs,

New 4 Bed House, 64, Pinewood Avenue, Crowthorne, Berks
Planning Permission no. F/2002/5866, Conditions.

With reference to the Conditions on the above Planning Permision, we write to confirm the following and request your written approval to our submissions

✓ 2. Samples of the following materials are submitted with this letter;

Bricks, Ibstock, Berkeley Commercial Red, B.I. 2611

Roof tile Natural Spanish Slates, Class 'A'.

Windows White UPVC, (sample for section detail only).

✓ 4. The Slab level, will be 225mm from the existing ground level.(75mm higher). ? need more info

11. Landscaping The landscaping scheme will be based on the planning drawings, and there is no intention to vary from this, with regard to removal of any trees or shrubs.The only new planting is retricted to seeding lawn areas indicated. The boundary fencing is to be retained.

We trust we have enclosed sufficient information for the conditions to be approved, and should you require further clarification please do not hesitate to contact us.

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 25 July 2002
My ref: NB/F/2002/5866

Mr N. Haddon
Nicolas Haddon & Associates
23B Folders Lane
Bracknell
Berks
RG42 2LA

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

Dear Mr Haddon,

APPLICATION: F/2002/5866
SITE: 64 PINEWOOD AVENUE, CROWTHORNE

I refer to your letter and drawing received on the 5 July 2002 with reference to the above application.

Having discussed the above application with the Development Control Manager and having undertaken a further site visit, I can confirm that the details supplied on drawing 02/60/006 are acceptable in satisfying condition 04 of consent F/2002/5866 relating to slab levels.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

NTB

Natalie Brown
Planning Officer

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 09 July 2002
My ref: NB/F/2002/5866

Mr N. Haddon
Nicolas Haddon & Associates
23B Folders Lane
Bracknell
Berks
RG42 2LA

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

Dear Mr Haddon,

APPLICATION: F/2002/5866
SITE: 64 PINEWOOD AVENUE, CROWTHORNE

I refer to your letter and drawing received on the 5 July 2002 with reference to the above application.

The details supplied on drawing 02/60/006 are not acceptable in satisfying condition 04 of consent F/2002/5866 relating to slab levels. Please provide us with further details of the levels at different points on the existing site.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

NAB

Natalie Brown
Planning Officer

11/7 12.20.

→ 01344 300412.

he phoned couldn't understand why we need drawing blah, blah.
said I would look into it & phone him back.

Spoke to TW 16/7
Do SV to check if level - if yes then OK.

22/7 - SV again - appears to be level ∴ OK

left msg on answerphone to say OK - would follow up with letter

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 09 July 2002
My ref: NB/F/2002/5866

Reply Rec'd.

PLANNING SERVICES	HPT 58798
POL	TLS
DC NAB	ENF
APP	
CS	
19 JUL 2002	
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WOKINGHAM UNITARY
Aiming for Excellence

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

Mr N. Haddon
Nicolas Haddon & Associates
23B Folders Lane
Bracknell
Berks
RG42 2LA

Dear Mr Haddon,

APPLICATION: F/2002/5866
SITE: 64 PINEWOOD AVENUE, CROWTHORNE

I refer to your letter and drawing received on the 5 July 2002 with reference to the above application.

The details supplied on drawing 02/60/006 are not acceptable in satisfying condition 04 of consent F/2002/5866 relating to slab levels. Please provide us with further details of the levels at different points on the existing site.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

N. Brown.

NABrown

Natalie Brown
Planning Officer

You were going to call me back on this (10th) as we feel condition has been complied with. Slab levels shown in addition to GL & DP slab.

NA. 18.7.02.

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 28 June 2002
My ref: NB/AO/F/2002/5866

Mr & Mrs Whitehead
29 Orion
Roman Hill
Bracknell
Berks
RG12 7YX

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

Dear Mr and Mrs Whitehead,

APPLICATION: F/2002/5866
SITE: 64 PINEWOOD AVENUE, CROWTHORNE

I refer to your letter and material samples received on the 13 June 2002 with reference to the above application.

I can confirm that the Messers Del Carmen Grade A 1st Quality Domiz Slate, Messers Warnham Red Stock and White windows from Thames Valley Windows are acceptable in satisfying condition 02 of consent F/2002/5866.

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

AO.

Mrs A. Odell
SENIOR PLANNING OFFICER

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 16 July 2002
My ref: NB/TW/F/2002/5866

Mr & Mrs Whitehead
29 Orion
Roman Hill
Bracknell
Berks
RG12 7YX

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

Dear Mr and Mrs Whitehead,

APPLICATION: F/2002/5866
SITE: 64 PINEWOOD AVENUE, CROWTHORNE

I refer to your letter and bat survey received on the 8 July 2002 with reference to the above application.

Having referred the bat survey to our Biodiversity Officer, I can confirm that the information submitted satisfies the bat condition 13 of consent F/2002/5866. This would be provided that demolition takes place within 6 months of the date that the survey was undertaken.

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

TGW

TREVOR WATSON
Development Control Manager

Natalie Brown

From: Andy Glencross
Sent: 15 July 2002 11:48
To: Natalie Brown
Subject: PA F/2001/5866 64 Pinewood Ave Crowthorne(bats)

Hi Natalie

I am satisfied that this development is unlikley to adversely affect the local bat population. Demolition may proceed providing ittakes place within 6monthes of the survey.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Natalie Brown
Development Control

My Ref: F/2002/5866

Ext: 6492

Date: 09/07/02

To: Andy Glencross
Countryside Officer (Biodiversity)

REPLACEMENT DETACHED DWELLING AT 64 PINEWOOD AVENUE, CROWTHORNE

Please find attached details relating to condition 13 (bat survey) of consent F/2001/5866.

Please could I have your comments as to whether the details satisfy this condition within the next 14 days.

NAB

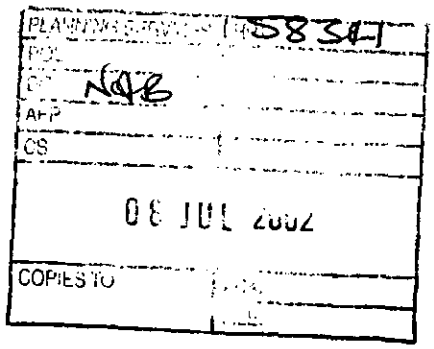
Natalie Brown

Planning Officer

Tel 01344 424350

29 Orion
Roman Hill
Bracknell
Berkshire
RG12 7YX

4th July 2002



Ms N Brown
Environmental Services Department
Wokingham Unitary Council
PO Box 157
Shute End
Wokingham
Berks. RG40 1WR

Dear Ms Brown

64 Pinewood Avenue

Please find attached a copy of the bat survey required by Planning Condition carried out by an approved inspector (from the Councils approved list).

As you can see it confirms bats do not inhabit the property.

If you have any queries with the above, please do not hesitate to contact me.

Yours faithfully

Kevin I Whitehead

BAT SURVEY AT 64, PINEWOOD AVENUE, CROWTHORNE, BERKSHIRE

Surveyor

My name is Alistair Carr BSc. For the past ten years I have been employed as an Ecological Consultant. Most of my work has been done on behalf of two consultancies; Nicholas Pearson Associates and Conservation Consultancy both based in Bath, Somerset. These agencies and others have frequently used my expertise in bat biology to undertake surveys of buildings and habitats for signs of bat occupation.

Scope of work

I was requested by Mr. Kevin Whitehead of 29, Orion, Roman Hill, Bracknell to undertake a survey of 64, Pinewood Avenue, Crowthorne. I was asked to examine this small bungalow for signs of use by bats and to advise if building work/demolition could take place without harm to bats. All bat species and their roost sites are protected under the Wildlife & Countryside Act 1981.

Survey

The site was surveyed on Thursday 13 June 2002. The bungalow has a traditionally styled roof of slate in good condition as are the wooden barge boards. An external examination of the barge boards showed no sign of marks indicating bat use, nor were there any signs of bat droppings around the bungalow. There were, however, small gaps at either end of the roof apex that could allow access for bats into the roof space.

My access into the roof space was through a trapdoor in the bathroom. The roof space was scanned with a bat detector but no sound signals were registered. The roof space was generally clean but there were many cobwebs, none of which had shown signs of disturbance. There were no bat droppings found either under the central ridge or under the wooden roof trusses.

There are several trees in the garden, most notably some oak standards. There were no obvious holes or damaged parts in the trees that could offer sites for bat occupation.

Conclusion

This bungalow is suitable for use by bats as a roost either in summer or winter. It is not being used as a summer roost, nor are there any indications that it has been used either as a summer roost or a winter roost within the past year. Bats that use dwellings as roosts seldom do so throughout the year. It is therefore important that any building/demolition work at the site takes place before the autumn when bats are seeking to establish hibernation roosts.

Should any bats be found during any building/demolition work this work should cease, and the local office of English Nature should be immediately informed. The penalties for knowingly disturbing bats is severe, but work carried out in good faith will not be penalised.

M.A.Carr

08 JUL 2002
COPIES TO
ACK:
FILE:

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 3 September, 2002
My ref. BC/DC/F/2002/5866
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr & Mrs K Whitehead
C/o Alexander (Project Management)
Heathpark House
Maltings Close
STEWKLEY
LU7 6UN

Dear Sirs

PLANNING PERMISSION F/2002/5866
SITE: 64 PINEWOOD AVENUE, 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 F/2002/5866 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 Officer

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 3RD APRIL 2002 FROM 7. 00 PM TO 9.58 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mrs M Robertson, Mr ND Rose, Mr AJ Ross and Mrs C Smith.

Also present: Mr. GM Storry

PART I

231. MINUTES

The Minutes of the meeting of the Committee held on 13th March 2002, were confirmed as a correct record and signed by the Chairman subject to the amendment of Minute No: 219, Resolved 1B to read "a financial contribution towards highways improvements to Milley Lane/*Castle End Road*."

238. APPLICATION NO: 2002/5866, PROPOSED ERECTION OF REPLACEMENT DWELLING & DEMOLITION OF EXISTING DWELLING, 64 PINEWOOD AVENUE CROWTHORNE, FOR: MR & MRS WHITEHEAD

The Committee considered a report about this application set out on Agenda pages 2935 to 2946.

Mr. K Whitehead the applicant attended the meeting and spoke in support of the proposal.

RESOLVED: That Application No: 2002/5866 be approved subject to the conditions set out on Agenda pages 2939 to 2941.

Development Control Ref No:	Received	Listed by:	Parish
F/2002/5866	8 February 2002	Cllr Ross	Wokingham Without

Applicant: Mr & Mrs Whitehead
Location: 64 Pinewood Avenue, Crowthorne
Proposal: Proposed erection of replacement detached dwelling & demolition of existing dwelling.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Natalie Brown

SUMMARY:

1. **Planning History** -
   There have been extensions to the property including a garage, but there have been no applications on the site for a replacement dwelling.

2. **Proposal** –
   Proposed replacement of existing bungalow with two-storey dwelling with side integral garage.

   This application is before the Development Control Committee as it has been listed by Councillor Ross, on the grounds of design and whether the dwelling would be appropriate for the Walmer Road street scene.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

3. **Consultations** -
   - ***Wokingham Without Parish Council*** – "No comments"
   - ***Landscape & Trees*** – No objection in principle, recommend conditions re. tree protection.
   - ***Environmental Health*** – No objections. Recommend hours of construction condition
   - ***Highways*** – No objections but recommend conditions re. parking, garaging & turning
   - ***Dinton Pastures*** – Bat Survey required, as demolition (bats may be present)
   - ***Letters of Representation*** –12 Walmer Close, no objections to the proposal but raises concerns that there should be no vehicular access to the site from Walmer Avenue – safety implications

4. **Appraisal** – The main issues are:

   A. Impact upon neighbouring properties
      Berkshire Structure Plan policy EN1;
      South East Area Local Plan policies SBE1 and SBE2;
      Wokingham District Local Plan (Deposit Draft) policy WBE1.
   B. Impact upon the character and appearance of the area
      Berkshire Structure Plan policy EN1;
      South East Area Local Plan policies SBE1 and SBE2;
      Wokingham District Local Plan (Deposit Draft) policy WBE1.
   C. Impact upon the health and amenity value of the trees
      Wokingham District Local Plan (Deposit Draft): WBE11
   D. Impact upon Highway Safety
   E. Concerns of Local Residents
   F. Flood Issues
      Berkshire Structure Plan: EN3
      South East Area Local Plan: SPS2 & SPS3
      Wokingham District Local Plan: WIC16
      PPG25
   G. Inspector's Report on Part Two of the Wokingham District Local Plan.

A. Impact upon Neighbouring Properties
The proposed dwelling would occupy a similar footprint as the existing bungalow. The current bungalow is approximately 12.6m width and overall, 9.6m in length. The garage on the side of the bungalow is

approximately 0.2-0.4m from the boundary with No.62 (a two-storey detached dwelling).
The proposed dwelling would be 12.8m in width (including side integral garage) and be 7.86m in length, and have a ridge height of 8.6m. The garage/kitchen would extend a further 3.44m beyond the proposed two-storey rear building line and would be at single storey level with a hipped roof 4.3m to the ridge.

The proposed garage would be on the side of No. 62, and would be set further away from the boundary (0.8m), compared to the existing. At two-storey level, the proposed dwelling would be 22m from the side boundary with 12 Walmer Close.

It is not considered that there would be any adverse impact to 12 Walmer Close in terms of overbearing, overshadowing and causing overlooking due to the side/rear distance between the two properties.

With regards to No. 62, the proposed garage would be along this boundary and so reflect the existing relationship between these two properties. There are no windows in the side elevation of No. 62 and so the change from a bungalow to a two-storey dwelling would have no adverse effects. It is not considered that the proposed single storey rear projection would have any adverse impacts to No. 62, due to the hipped roof (which would take the massing away from the boundary).

It is considered that no other properties would be adversely affected by the proposed development.

B. Impact upon the Character of the Area
The proposed development involves the proposed replacement of the existing bungalow with a two-storey detached dwelling. In terms of the streetscene, the replacement of the bungalow is considered acceptable given the two-storey nature of other properties (i.e. No.62, the properties opposite and those in Walmer Close).

In terms of design, concern has been raised over blank brick wall on the side adjoining Walmer Close and that will not enhance the streetscene, and would only be broken up by the chimney.

At ground floor level, the windows and rear extension will help to break up the elevation. The trees covered by a tree preservation order at the side of the dwelling would help to screen this elevation. It is therefore considered that there would be no adverse effects upon the character of the streetscene.

C. Impact upon the Health and Amenity Value of the Trees
The 7 Oak Trees in the garden of No. 64, but adjacent to Walmer Close are covered by a tree preservation order (TPO 1029/2001).

D. Impact upon Highway Safety
The proposed dwelling would have 4 bedrooms and would therefore require 3 off-road parking spaces. This requirement has been met. Subject to turning being implemented prior to the occupation to the dwelling and that the parking and garaging is retained, the Highway department would have no objection to the proposed development.

E. Concerns of Local Residents
One letter has been received raising concerns about a new vehicular access onto Walmer Close.

Under current legislation, this would be 'permitted development 'by class B of Part 2(provision of a new access onto a non-classified road) and by class F of Part 1 (provision of hardstanding within the curtilage of a dwelling) of the second schedule of The Town and Country Planning (General Permitted development) Order 1995.

There are no conditions on any previous applications on the site removing the right of an access and hardstanding. As such a condition has never been imposed in the past, it would seem unreasonable to do so now.

Any new access would need to ensure that no harm is done to the trees covered by the tree preservation order.

F. Flood Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

G. Inspector's Report on Part Two of the Wokingham District Local Plan
The Inspector's recommendations are a material consideration in the determination of applications.

Policy WBE1: The Inspector recommends that the importance of good design if more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspector's recommendations have been complied with.

Policies WOS3, WT7: The Inspector recommends changes to these policies, but they would impact in a similar way on the proposed development.
Comment: The proposed parking is to the District Council's current standards, which are now viewed as a maximum. This is still considered acceptable, as the review has not yet been undertaken.

5. **Conclusion** –
The proposed development is not considered to have any adverse impacts upon the character of the streetscene, neighbouring properties, nor highway safety.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

4. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

6. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided.

The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

7. The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

8. Prior to the commencement of the development hereby permitted, a detailed scheme showing fence protection of the Oak Trees covered by tree preservation order TPO 1029/2001 shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall be erected in accordance with the approved details and shall be in place for the duration of the development (demolition and construction).

9. No equipment and materials associated with the proposed development shall be stored beneath the canopy of the Oak Trees covered by tree preservation order TPO 1029/2001 for the full duration of the development hereby permitted (demolition and construction).

10. 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.

11. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

13. Prior to the commencement of the development hereby permitted (including any demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued.

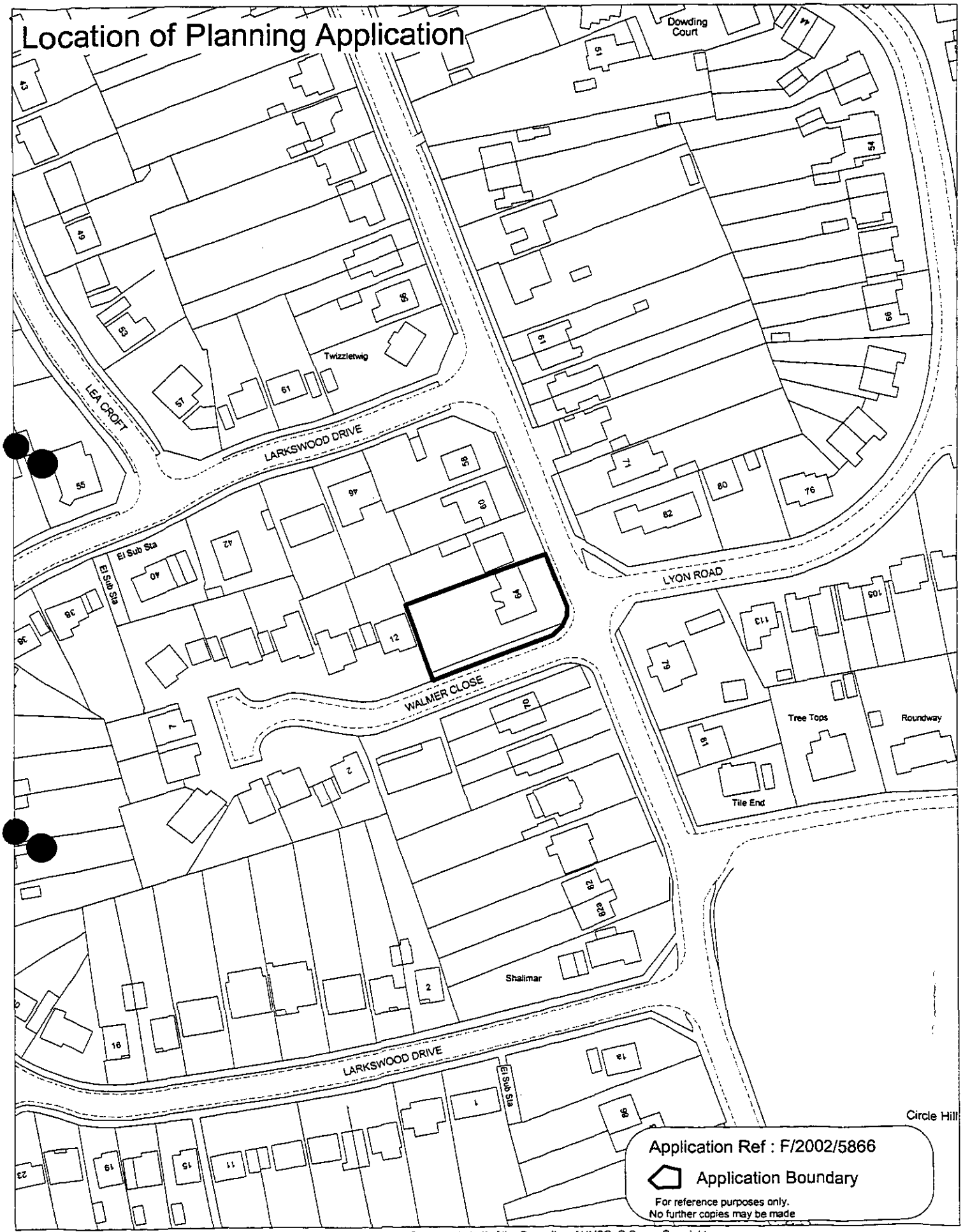
Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
4. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
6. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
7. In the interests of highway safety and convenience.
8. In the interests of the future health and amenity value of the trees.
9. In the interests of the future health and amenity value of the trees.
10. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
11. In the interests of visual amenity.
12. In the interests of visual amenity.
13. The proposed development may have an impact on bats, which are of international importance and protected by law.

Informatives

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 Policies: SBE1, SBE2
   Deposit Draft Wokingham District Local Plan Policy: WBE1.

Location of Planning Application



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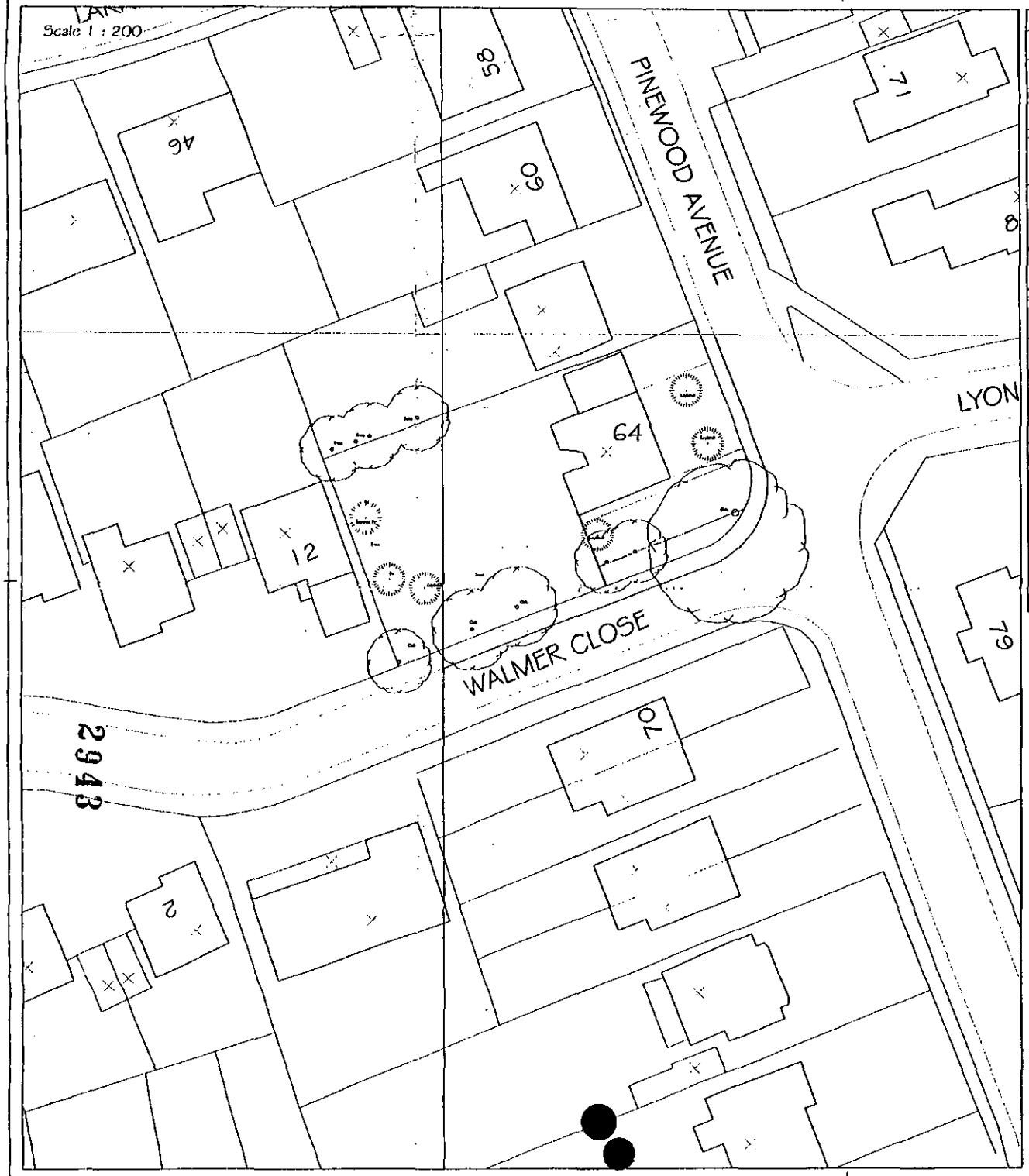
Development Control Section, Environmental Services, Wokingham District Council.

3 April 2002

Scale: 1 : 1250

N W E S

Scale 1 : 200



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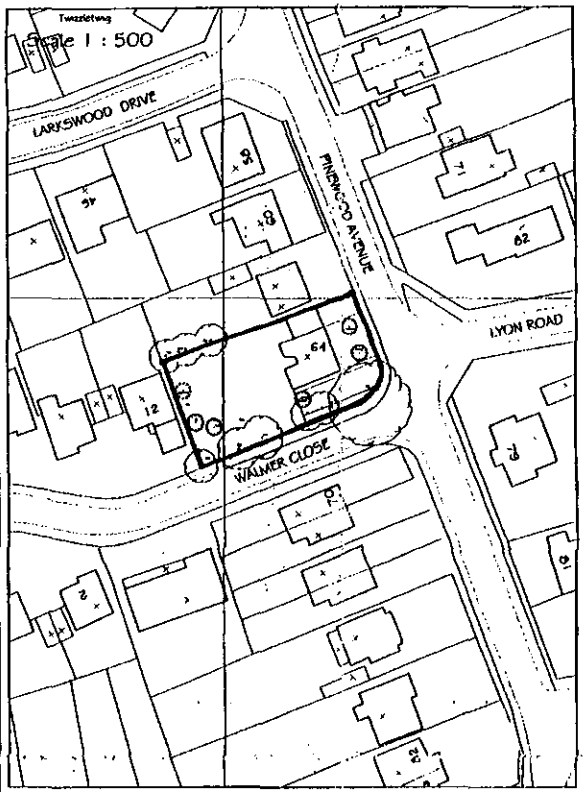




Scale 1 : 1250

06 FEB 2002 5865

Site Layout, Survey.

Client
Mr.& Mrs. K. Whitehead

Job title
64, Pinewood Avenue
Crowthorne,
Berks.
RG45 6RP

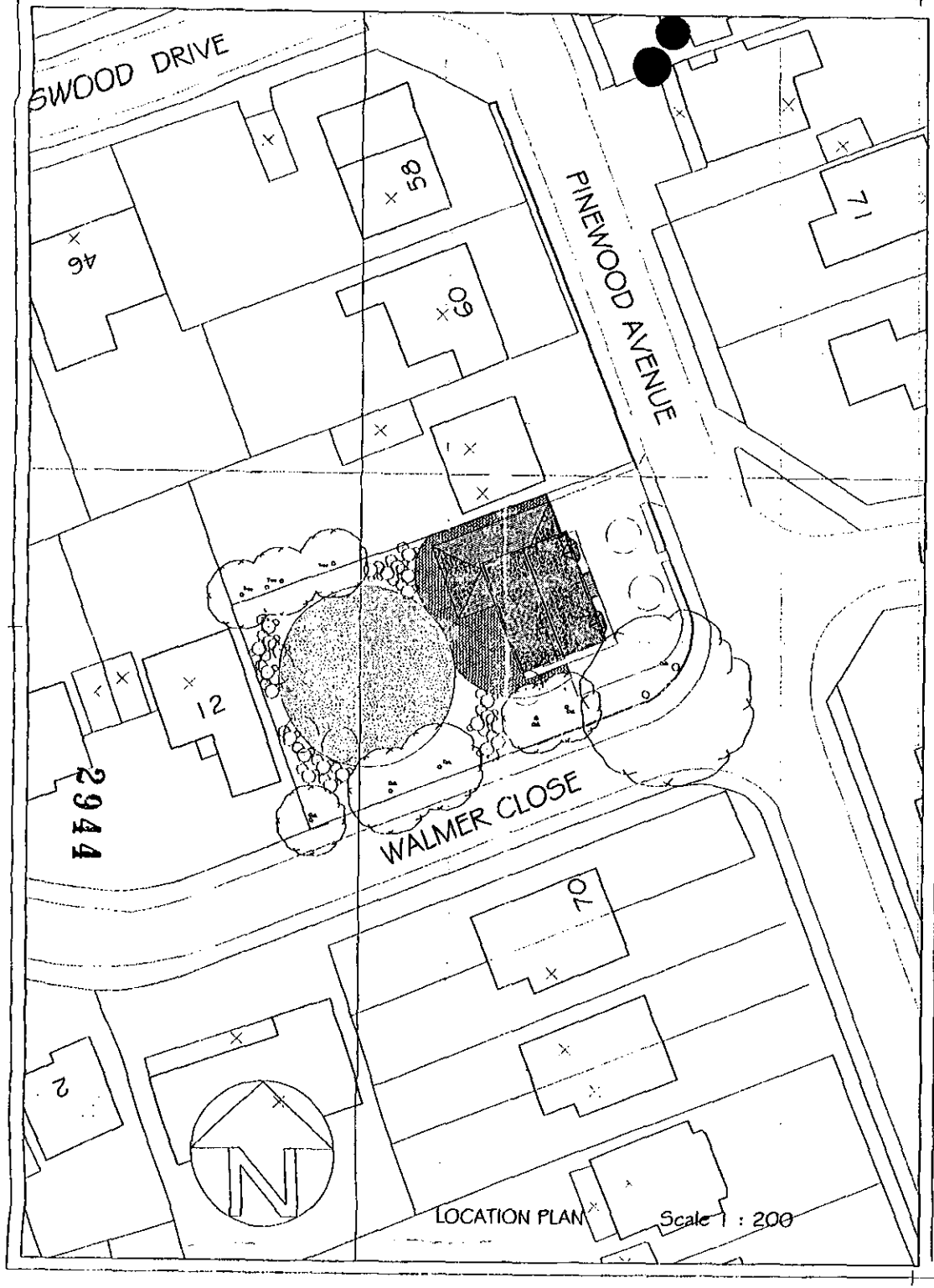
NICHOLAS HADDON & ASSOCIATES
CHARTERED ARCHITECTS

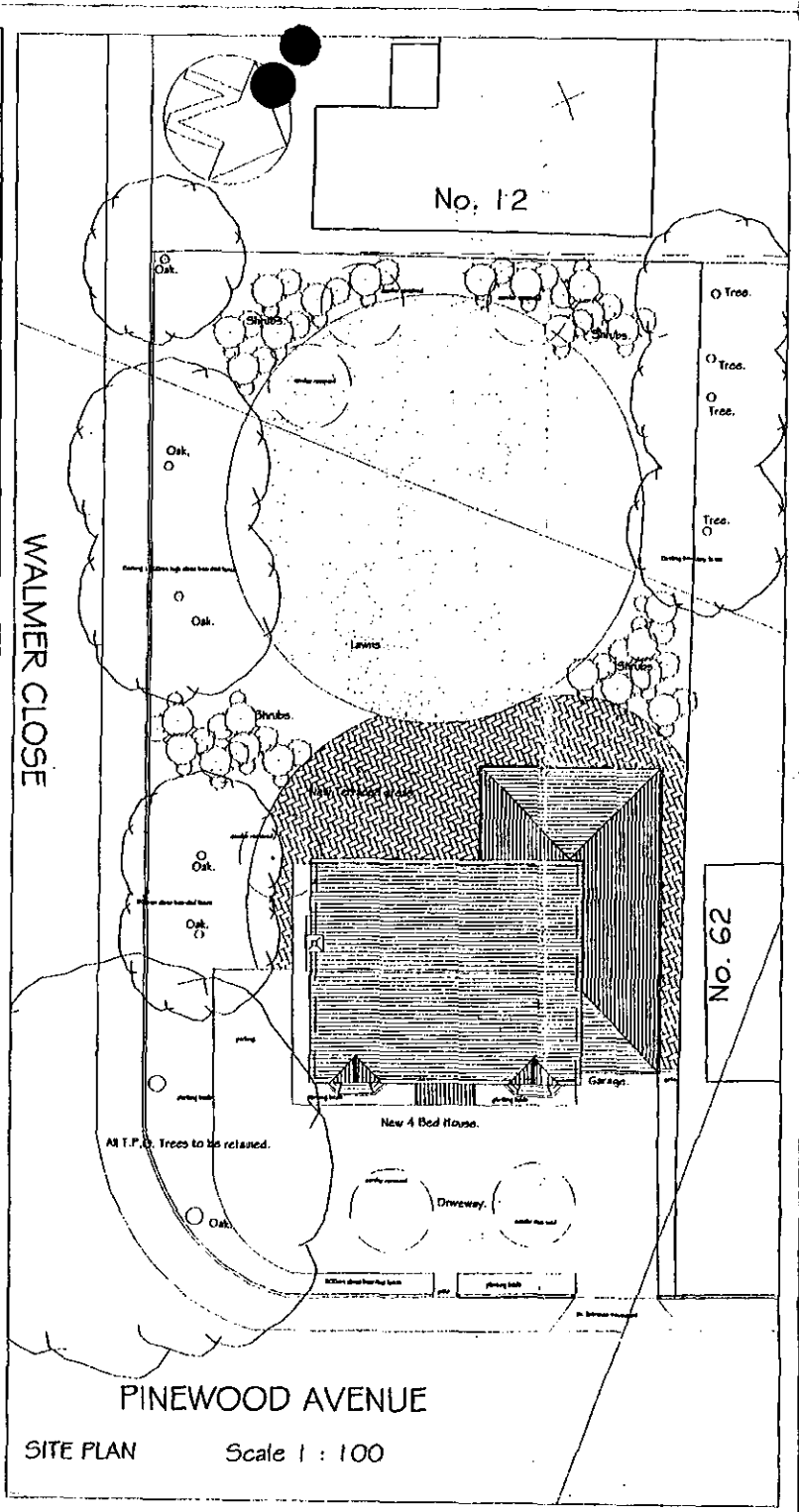
Scale 1 : 200, 1 : 500, 1 : 1250.

Date November 2001 Drawn by N.J.H.

Copyright

Dwg. No. 01/60/001 Rev.





Proposed New 4 Bed Detached House & Double Garage. 5866

Site Plan.

Mr.& Mrs. K. Whitehead

64, Pinewood Avenue
Crowthorne,
Berks.
RG45 6RP

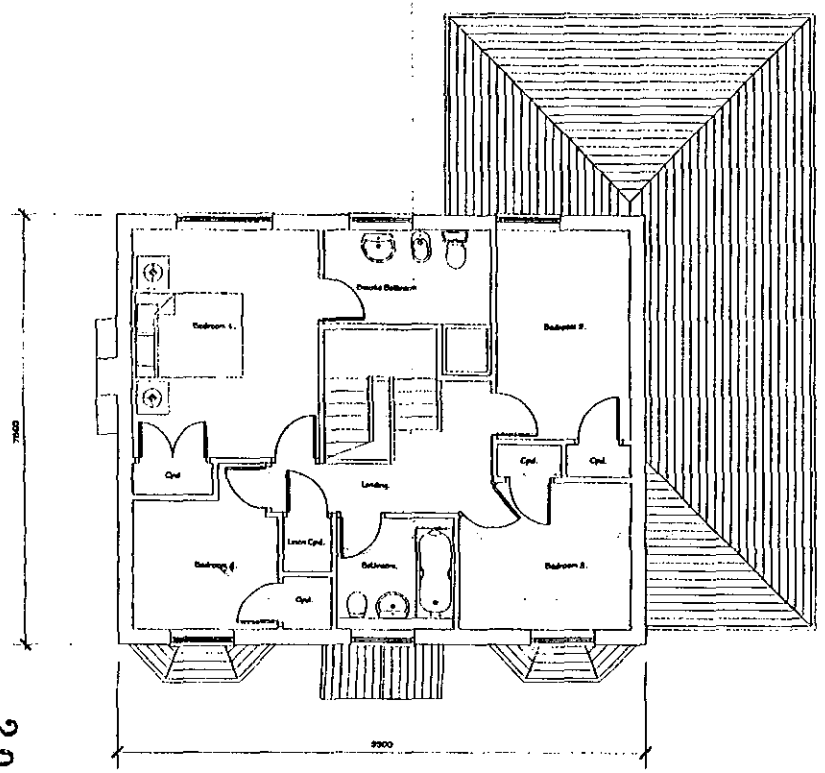
NICHOLAS HADDON & ASSOCIATES
CHARTERED ARCHITECTS

Scale 1 : 200, 1 : 100.

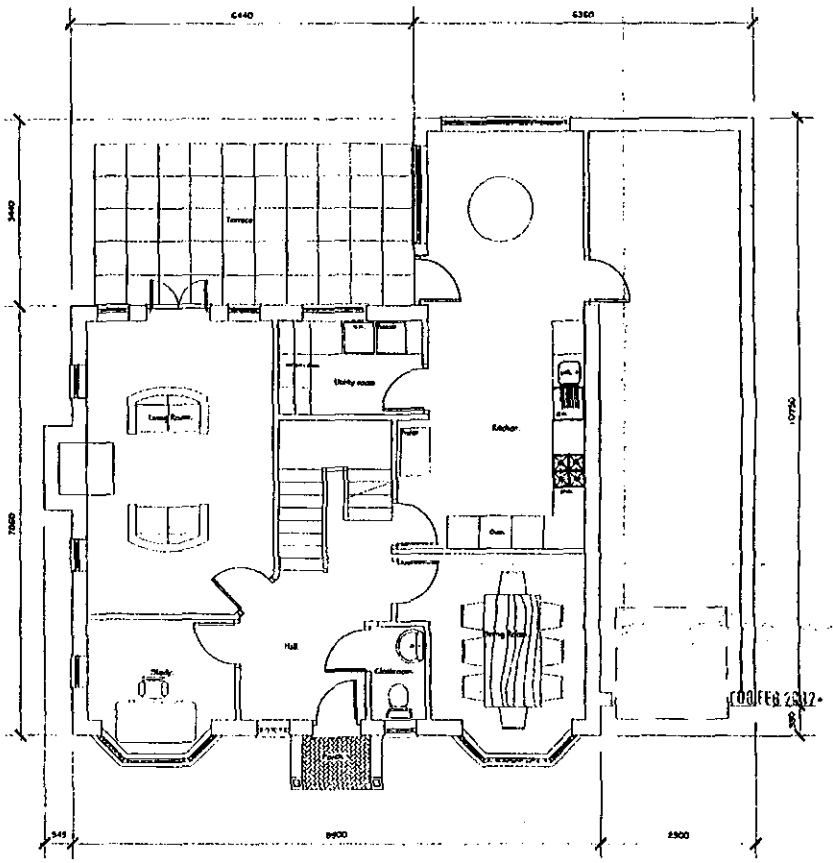
Date January 2002 Drawn by N.J.H.

Drg. No 02/60/003.

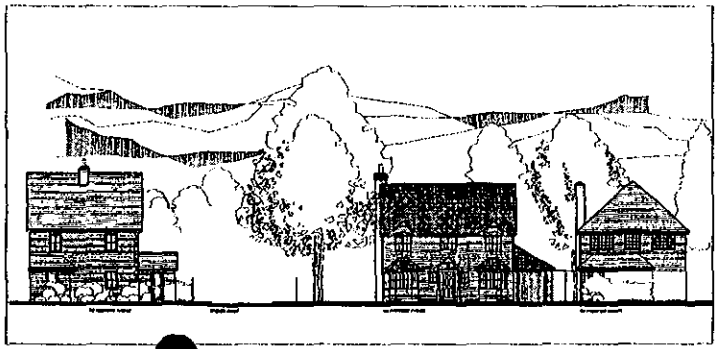
PLANS Scale 1 : 50



FIRST FLOOR PLAN.



GROUND FLOOR PLAN.



STREET SCENE

Scale 1 : 100

2945

Gross Area.
168.85 Sq. M.
1817.5 Sq. Ft.

	Date	Revision
A		

Drawing title

Proposed New 4 Bed Detached House & Double Garage.

House Plans.

Client

Mr.& Mrs. K. Whitehead

Job title

64, Pinewood Avenue
Crowthorne,
Berks.
RG45 6RP

NICHOLAS HADDON & ASSOCIATES
CHARTERED ARCHITECTS
[illegible]

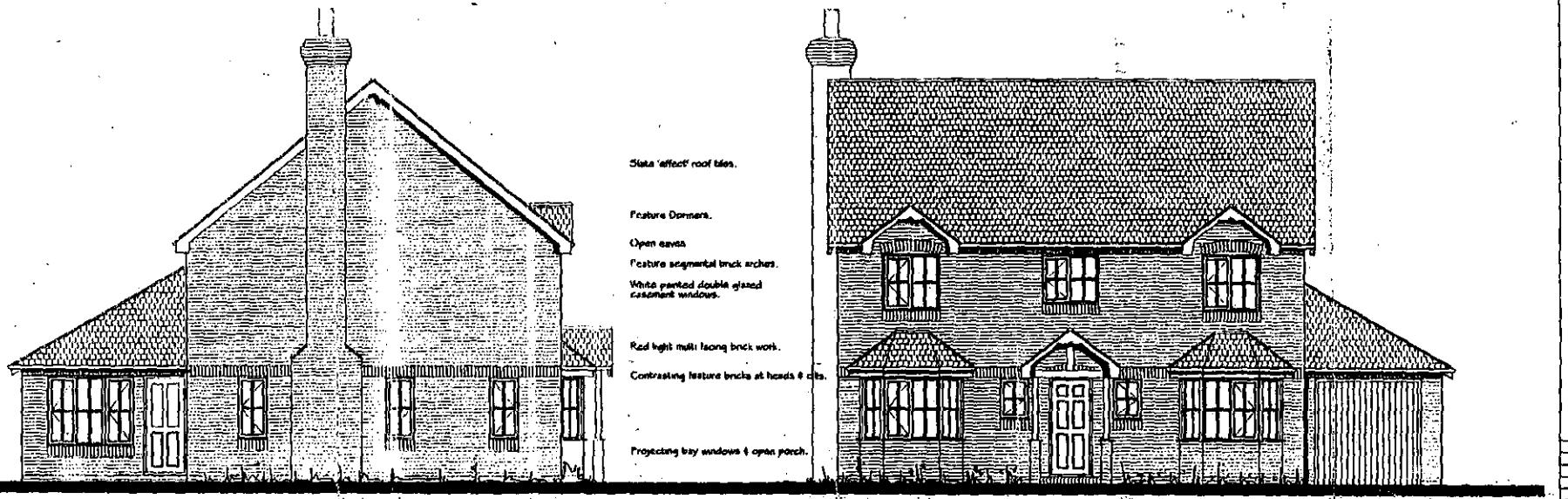
Scale 1 : 50

Date January 2002 | Drawn by N.J.H.

Copyright

Drg. No. 02/60/005. | Rev.

ELEVATIONS Scale 1 : 50



Slate 'effect' roof tiles.

Feature Dormers.

Open eaves.

Feature segmental brick arches.

White painted double glazed casement windows.

Red light multi facing brick work.

Contrasting feature bricks at heads & cills.

Projecting bay windows & open porch.

SIDE ELEVATION.

FRONT ELEVATION.

08 FEB 2002 5066



REAR ELEVATION.

SIDE ELEVATION.

2943

Proposed New 4 Bed Detached House & Double Garage.

House Elevations.

Mr.& Mrs. K. Whitehead

64, Pinewood Avenue
Crowthorne,
Berks.
RG45 6RP

NICHOLAS HADDON & ASSOCIATES
CHARTERED ARCHITECTS

Scale 1 : 50

Date January 2002 Drawn by N.J.H.

Dwg. No. 02/60/004. Rev.

Tel. 0118 974 6443 (Direct Line)

Date. 20 August, 2002

My ref. CD/FP2002/3344(5866)

Alexander Project Management
Heathpark House
Maltings Close
Stewkley
LEIGHTON BUZZARD
Beds

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
E-mail:

Dear Sirs,

REPLACEMENT DWELLING AND DEMOLITION OF EXISTING DWELLING AT 64 PINEWOOD AVENUE, CROWTHORNE, WOKINGHAM WITHOUT

Thank you for your Building Regulations Application Number FP2002/3344 received on 5 August.

I am writing to inform you that a Planning Application is required for the proposed work.

Condition 5 of Planning Permission F/2002/5866 removed Permitted Development rights in respect of garage conversion. These Building Control plans show that the rear of the garage has been converted to a breakfast room.

If you are intending to pursue this proposal would you please submit a planning application to this department by 10 September. There will be no fee for the application. I am enclosing the appropriate forms for your convenience. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.
Cc Mr & Mrs K Whitehead, 29 Orion, Roman Hill, Bracknell, Berks.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5866	NB
BUILDING CONTROL NUMBER	FP 2002/3346	South
~~APPLICANT~~/AGENT	Alexander	
ADDRESS OF SITE	64 Pinewood Avenue Cowthorpe YOK-WITHOUT	
DESCRIPTION OF PROPOSED WORK	replacement dwelling demolish existing dwelling	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	02/60/003	02/60/003
ELEVATIONS	02-007 E1 E3 E4	02/60/004
FLOOR PLANS	02-007 PE1 02-007 PE2	02/60/005.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/4/02.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? BC - Seen Condition 5 re Garage Conversion Natalie	rear windows changed to door 9/floor side door deleted breakfast room - part garage conversion to breakfast room	
DATE	20/8/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	20/8/02		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

Nov

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Applicationo	Name & Address
F/2002/5866	David Orr 12 Walmer Close CROWTHORNE RG45 6RF
Application Approved	Letters sent 09.04.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/5866

Applicant : Mr/Mrs K Whitehead C/O Nicholas Haddon & Associates.

Location : 64, Pinewood Avenue, , Crowthorne.
Proposal : Proposed erection of a replacement detached dwelling. Demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		5/3

Date of Neighbour Notifications : .....

Date of Site Visit : 5/3/02

Date Registered : 08/02/2002

***Earliest Date for Decision* : 14/03/2002**

Latest Consultation Date/Site Notice Expiry Date : 14/03/2002

This application will have expired on: 05/04/2002. 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. WOUT PC: "no comments"
Highways: rec. conditions
Dinton Pasture (demolition) – bat survey
Env. Health: no objections.

Letters of rep: 12 Walmer close – concerned that there may be vehicular access to dwelling from within Walmer close.

Planning Issues : settlement.
TPO at side.

Application Number: F/2002/5866

Appraisal :

as per DC agenda 3/4/02

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

Application Number F/2002/5866
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			as per DC agenda 3/4/02.

RECORD OF SITE VISIT

SITE ADDRESS: 64 Pinewood Avenue Crowthorne.

APPLICATION NUMBER: F/2002/5866

OFFICER: Natalie Brown

DATE OF SITE VISIT: 5/3

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - lamp post at front.

2. DESCRIPTION OF SURROUNDINGS

Res. settlement

3. DESCRIPTION OF SITE/BUILDING

existing bungalow. belonging to N° 62. picket fencing at this point

lawn. conifers along corner with N° 12 + N° 62.

Garage of N° 64 is along 2s side bdy line of N° 62 but is slightly set away.

4. RELATIONSHIP TO ADJOINING PROPERTIES

(2s dwellings on opp side of road)

detached.

N° 62 → 2s. no windows in 1st floor side.

N° 12 ↑ 2s. x1 ob. glazed window in 1st floor side elev.

5. SITE CONSTRAINTS

TREES T.P.O trees along boundary with Walmer Close.

ACCESS/PARKING Driveway + garage existing.

LEVELS

BOUNDARY TREATMENT 1.8m fencing with N° 12 + Walmer Close.
low brick wall at front.

OTHERS part 1.8 m fencing | part conifers + shrubs/picket fencing

Policies WOS3, WT7: The Inspector recommends changes to these policies, but they would impact in a similar way on the proposed development.
Comment: The proposed parking is to the District Council's current standards, which are now viewed as a maximum. This is still considered acceptable, as the review has not yet been undertaken.

5. **Conclusion** –
The proposed development is not considered to have any adverse impacts upon the character of the streetscene, neighbouring properties, nor highway safety.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

4. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

6. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided.

The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

7. The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

8. Prior to the commencement of the development hereby permitted, a detailed scheme showing fence protection of the Oak Trees covered by tree preservation order TPO 1029/2001 shall be submitted to and approved in writing by the Local Planning Authority. The fencing shall be erected in accordance with the approved details and shall be in place for the duration of the development (demolition and construction).

9. No equipment and materials associated with the proposed development shall be stored beneath the canopy of the Oak Trees covered by tree preservation order TPO 1029/2001 for the full duration of the development hereby permitted (demolition and construction).

10. 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.

11. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
4. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
6. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
7. In the interests of highway safety and convenience.
8. In the interests of the future health and amenity value of the trees.
9. In the interests of the future health and amenity value of the trees.
10. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
11. In the interests of visual amenity.
12. In the interests of visual amenity.
13. The proposed development may have an impact on bats, which are of international importance and protected by law.

Informatives

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 Policies: SBE1, SBE2
   Deposit Draft Wokingham District Local Plan Policy: WBE1.

Application Number : F/2002/5866	Map No : 109.
Case Officer : NAB	Site Area : 0 08
Valid Date : 8/2/02	Received Date: 08/02/2002

Level : Delegated Application

Description : Proposed erection of a replacement detached dwelling. Demolition of existing dwelling.

Location : 64, Pinewood Avenue, , Crowthorne.

Parish : WT Ward : WOK 18/02/02.

Applicant : Mr/Mrs K Whitehead C/O Nicholas Haddon & Associates.

Fee Required: £190 Fee Received: £190 (8)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 18/2/02 -D.

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees TPOs on site

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Inton Pastures Demolition ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

2x S/N - Pinewood Ave ✓

& Walmer Close.

.....

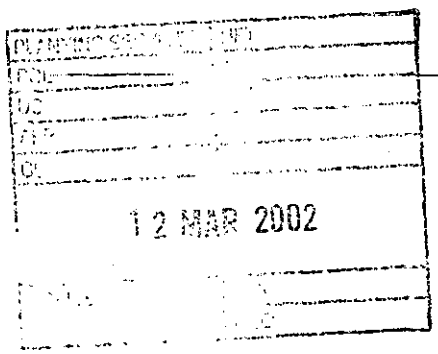
+ See map

+ pls include site insidered line.

No pre-apps.

Wokingham Without Parish Council Consultation Sheet

Officer	Natalie Brown
No	F 2002 5866
Proposal	erection of a replacement detached dwelling. demolition of existing dwelling.
Site	64 Pinewood Avenue, Crowthorne.



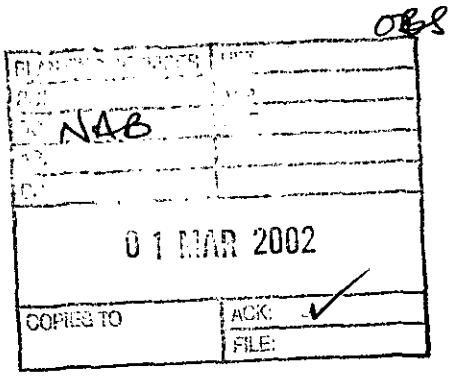
Committee's Comments

No comments.

Signed : _____
Clerk to Wokingham Without Parish Council

12 March 2002

64 Pinewood Avenue Crowthorne
F/2002/5866



12, Walmer Close,
Crowthorne,
Berkshire,
RG 45 - 6RF.

23rd January 2003.

Ms. Natalie Brown,
Development Control Officer
Environment Services Dept.,
Shute End,
Wokingham,
Berkshire,
RG40- 1WR.

Dear Ms. Brown,

With reference to the Planning Application recently submitted for no. 64 Pinewood Avenue, the gentleman requesting permission has been to show us his plans. I have enclosed a copy of that which he has shown us.

This plan shows a single 4 bedroom, detached property almost exactly on the footprint of the existing bungalow which is due for demolition.

On this basis we have no objections to the proposal, indeed we feel that the plans will continue a process of gradual improvement to the area.

We are concerned however that there should be absolutely no vehicular access to the property from within WALMER CLOSE itself, even on a temporary basis.

This is a quiet close, with many children who regularly ride their bicycles around the close. Our 6 foot fence separates the two properties (marked in red on the plan) and any movement of vehicles into or out of the property could prove to be dangerous.

There is sufficient access to the side of the property and adiquate garage & parking facilities to the front of the property. There is also a preservation order on the oak trees along the Walmer Close side of the property.

David

Tel 01344 424350

29 Orion
Roman Hill
Bracknell
RG12 7YX
3rd February 2002

Dear Neighbour

Kevin and Christina Whitehead's Planning Application - 64 Pinewood Avenue

Thank you for seeing me last Saturday to allow me to explain what we are proposing to build in place of our bungalow in Pinewood Avenue, I apologise for the 'round robbin' format of this letter, but as promised please find attached extracts from the current issue of Planning Application drawings.

There are a number of minor points that need to be updated before the application is made related to the ProMap Ordnance Survey drawings used to prepare the site map, these are:

- The extension to the front of 12 Walmer Close needs to be updated
- The extensions on 70 Pinewood Avenue need to be updated.

The Architect has also shown a 1800mm high fence between 64 and 62 Pinewood Avenue the complete length of the garden, this will not be the case, a fence more suited to the quality of the planting and Garden design will be installed.

Some of you expressed reservations as to our intentions with regards this application, so I feel the need to make clear what our current intention are:

- We propose to make an application for a single dwelling only.
- This dwelling - will be our home, as we intend to move from Bracknell.
- We propose to use a Professional Builder.
- We are well aware of Insurance, Party wall and Construction CDM regulations.
- The property will be designed and built to the current (new) Building Regulations.
- I have appointed a Chartered Architect to administer the contract and act as Supervising Officer.

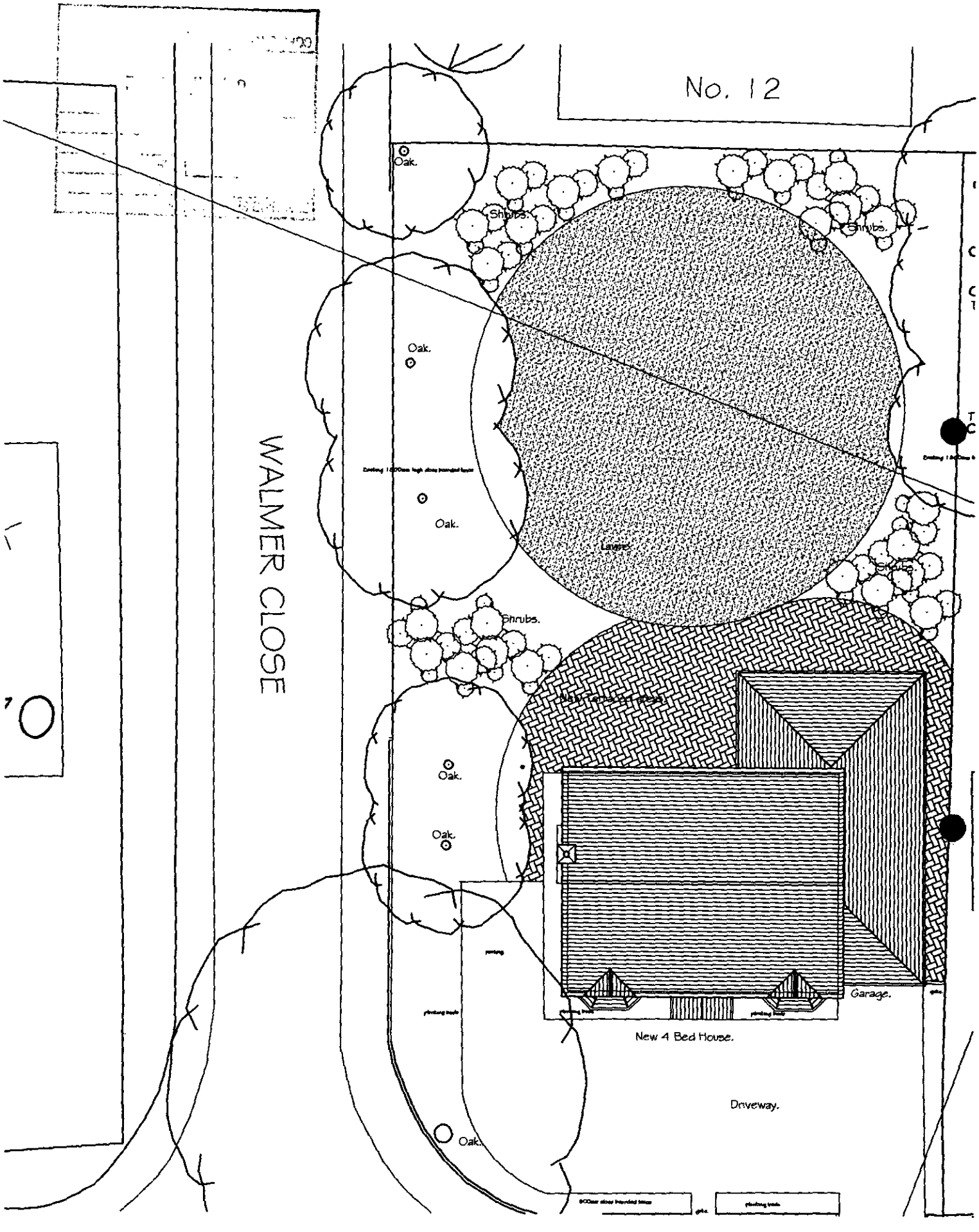
I hope the above removes any fears, and that if you have any queries you will not hesitate to contact me.

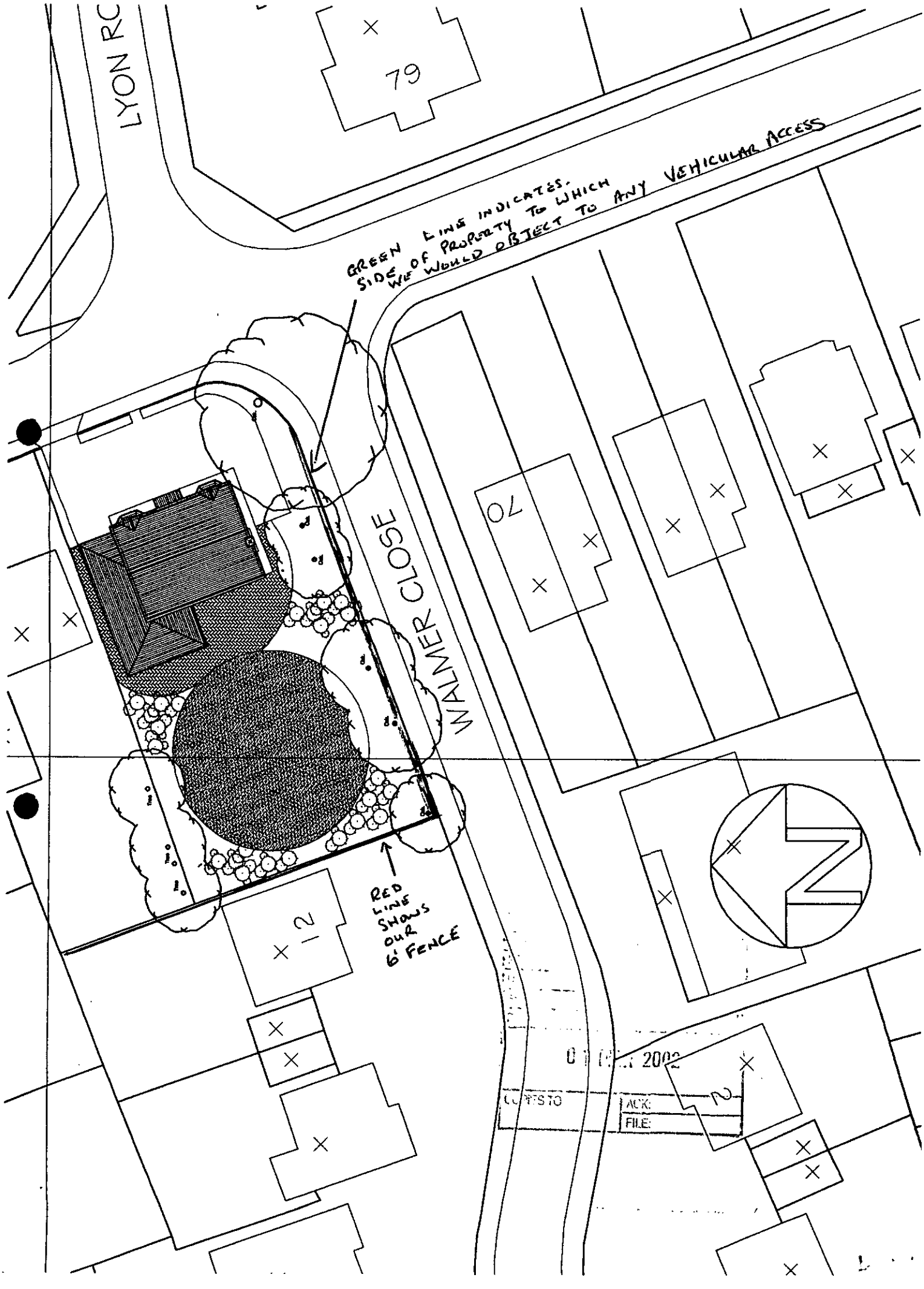
With regards

Kevin and Christina Whitehead


70 PINEWOOD AVENUE
WALMER CLOSE
64 PINEWOOD AVENUE
62 PINEWOOD AVENUE




No. 12
WALMER CLOSE
Oak.
Shrubs.
Oak.
Oak.
Lawn.
Shrubs.
Shrubs.
Oak.
Oak.
Oak.
Garage.
New 4 Bed House.
Driveway.


LYON RC
79
GREEN LINE INDICATES SIDE OF PROPERTY TO WHICH WE WOULD OBJECT TO ANY VEHICULAR ACCESS
WALMER CLOSE
70
RED LINE SHOWS OUR 6' FENCE
2
ACK:
FILE:

Natalie Brown

From: Andy Glencross
Sent: 22 February 2002 12:51
To: Natalie Brown
Subject: Plannning Application F/2002/5866 64 Pinewood Ave Crowthorne

Hi Natalie

All buildings have potential to act as roost sites for bats which are legally protected species. These buildings are to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

Ihave not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Natalie Brown

From: John Mullaney
Sent: 22 February 2002 10:05
To: Natalie Brown
Subject: 64 Pinewood Avenue, Crowthorne F/2002/5866

I have no environmental health objections to this application but would recommend that standard planning condition C070 regarding hours of construction is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

See Part One all plans.

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 18 February 2002

Application Number: F/2002/5866

Proposal: Proposed erection of a replacement detached dwelling. Demolition of existing dwelling.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
64, Pinewood Avenue, , Crowthorne.

Applicant:
Mr/Mrs K Whitehead C/O Nicholas Haddon & Associates.

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).

C049, R049
C122, R122
C137 (INSERT: Dwelling), R137.

Signed: _____ **Print name:** Adam 20/02/02

08.FEB.2002 5866 5866

NICHOLAS HADDON & ASSOCIATES
CHARTERED ARCHITECTS
23B FOLDERS LANE, BRACKNELL, BERKS RG42 2LA
01344 300412

6th February 2002

Planning Department
Wokingham District Council,
Time Square,
P.O.Box 157,
Shute End,
Wokingham,
Berks. RG40 1WR

Dear Sirs,

New 4 Bed House, 64, Pinewood Avenue, Crowthorne, Berks

Please find enclosed the following information in support of our client's Full Planning Application for the above property;

1. Six copies of our drawings no.s 02/60/01,& 03, 04, 05.
2. Six copies of the Planning Application forms duly completed.
3. The Site & Location Plans, refer to drg. no. 02/60/01.
4. Plan Fee Cheque in the sum of £190

The scheme consists of the demolition of the existing bungalow & garage, and its replacement with a new two storey detached four bed house and double garage.

The new house lies next to an existing two storey late 20th C. house, and a tree-lined Walmer close, on the other side of which being late 19th.C. semi detached houses. It will therefore fit well, within the existing street scene, we feel.

We propose to use complimentary materials to those used on other properties within the avenue, a light red multi facing brick, white painted windows and slate 'effect' roofing tiles.

We trust we have enclosed sufficient information for the application to proceed, and should you require further clarification please do not hesitate to contact us.

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS.** If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

05 FEB 2002 5866

1.	APPLICANT'S NAME	MR. & MRS. K. WHITEHEAD
	ADDRESS	29, ORION, ROMAN HILL, BRACKNELL, BERKS
	POST CODE	PHONE 01344 424350
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	NICHOLAS HADDON & ASSOCIATES
	ADDRESS	23B FOLDERS LANE, BRACKNELL BERKS
	POST CODE	RG42 2LA PHONE 01344 300412
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	64, PINEWOOD AVENUE CROWTHORNE, BERKS, RG45 6RP.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF EX. BUNGALOW & GARAGE + ERECTION OF NEW 4 BED 2 STOREY DETACHED HOUSE & GARAGE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.0769 H.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	02/60/01, 03, 04, 05

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

SITING	☐		
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? (YES)/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? (YES)/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

RED LIGHT MULTI FACING BRICKWORK
SLATE "EFFECT" ROOF TILES
WHITE PAINTED DOUBLE GLAZED CASEMENT WINDOWS

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EX. 1800mm FENCING & NEW 900mm CLOSE-BOARDED FENCING TO FRONT & SIDE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system (YES)/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

TO RE-USE EXISTING FOR PEDESTRIAN & VEHICULAR

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

FLUSH THRESHOLD TO FRONT DOOR

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 7 *	/ *	/ *
BUNGALOW	/ *	/ *	/ 4 *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/(NO) — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/(NO) — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

€190.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

Application No.

08.FEB.2002* 5866

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

+ *See Note (a) to Certificate A*

OR

(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

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) .....

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

ADDRESS THE HAVEN PINEWOOD AVENUE

PARISH WOK/WITHOUT

PLOT No.

ORD. SHEET No. SU. 8464 /

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/312/62	MR. A. PULMAN	GARAGE	12.7.62	APP.
PD/354/66	"	EXTENSION	7.7.66	APP.
13526	MRS L. AGSBOROUGH	FENCE ALONG FR. TO WALMER CL.	3.7.80	N/A
BR23844	"	SHOWER	20.11.84	APP
F/2002/5866	Mr. & Mrs. Whitehead	Replacement det dwelling		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 1029/2001

DRAINAGE

091074

PLANNING SERVICES | HPT
POL | TLS
DO | ENF
APP |
CS |
24 JAN 2002
COPIES TO: | ACK:
FILE:

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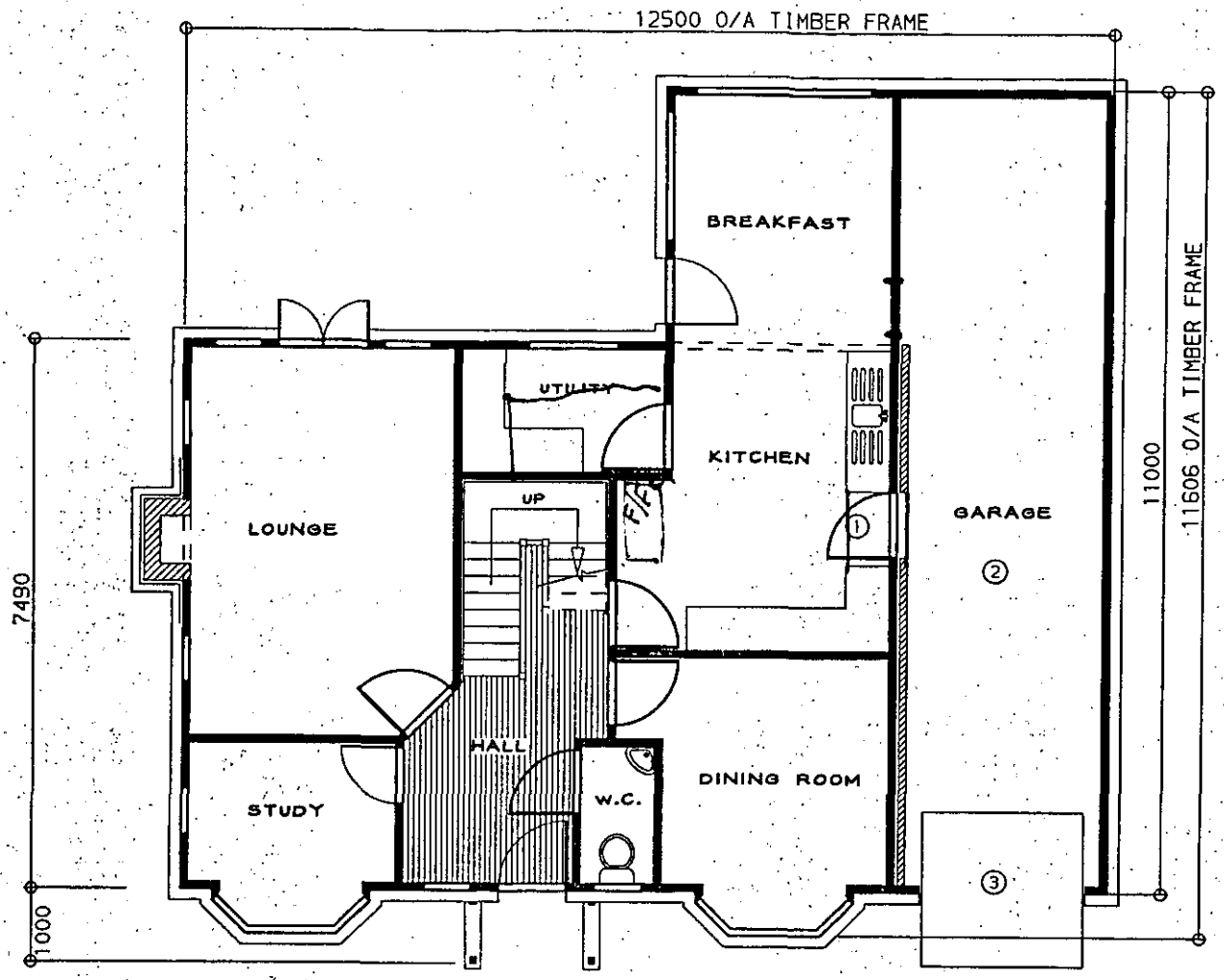

GROUND FLOOR

① HALF HOUR SELF CLOSING FLUSH FIRE DOOR.

② 2 No. LAYERS 12.5mm PLASTER BOARD TO GARAGE CEILING WITH ALL JOINTS STAGGERED, FILLED & TAPED OVER TO RECEIVE AN ARTEX FINISH.

③ GARAGE DOOR & FRAME NOT SUPPLIED. FIXING DETAIL ABOVE GARAGE FRAME BY CLIENT.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
24 JAN 2002	
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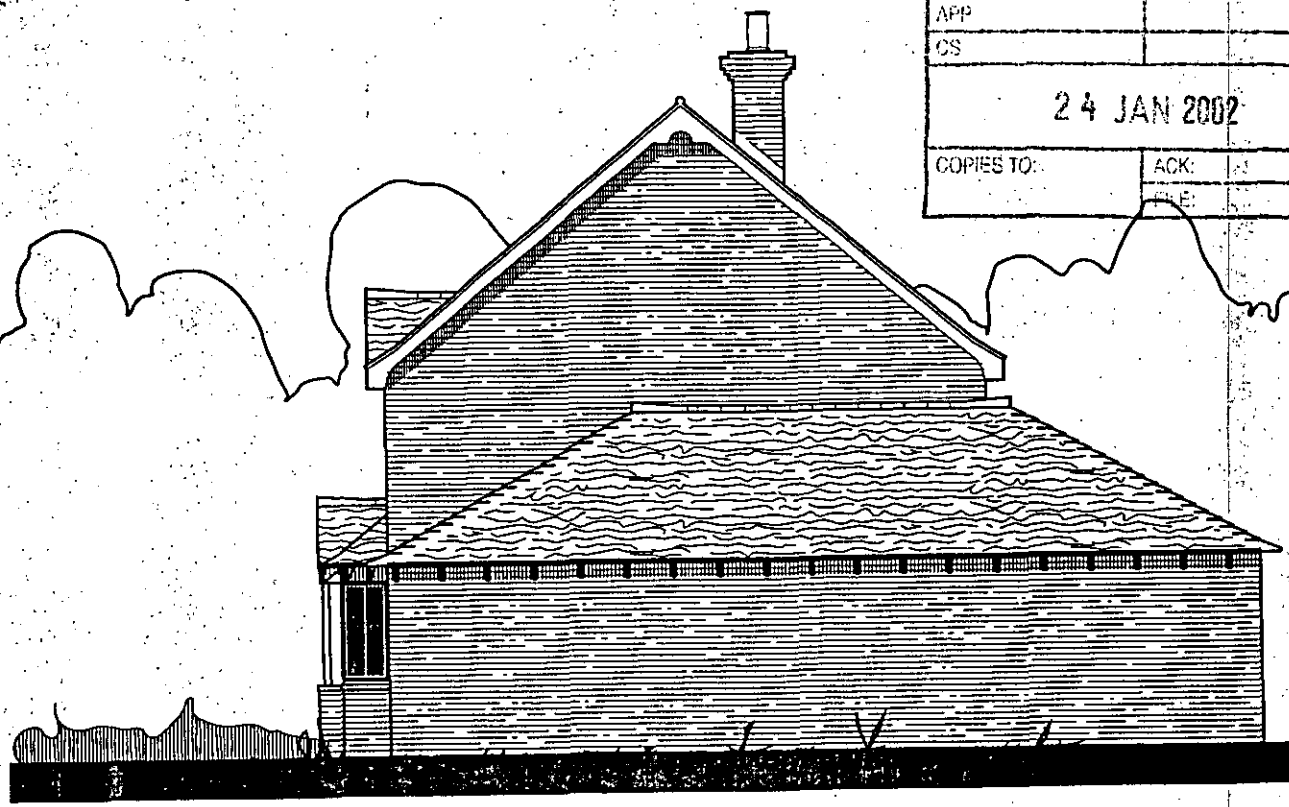
	FILE:



SIDE ELEVATION



SIDE ELEVATION

PLANNING SERVICES	HPT
POL	TLS
DC	DNF
APP	
CS	
24 JAN 2002	
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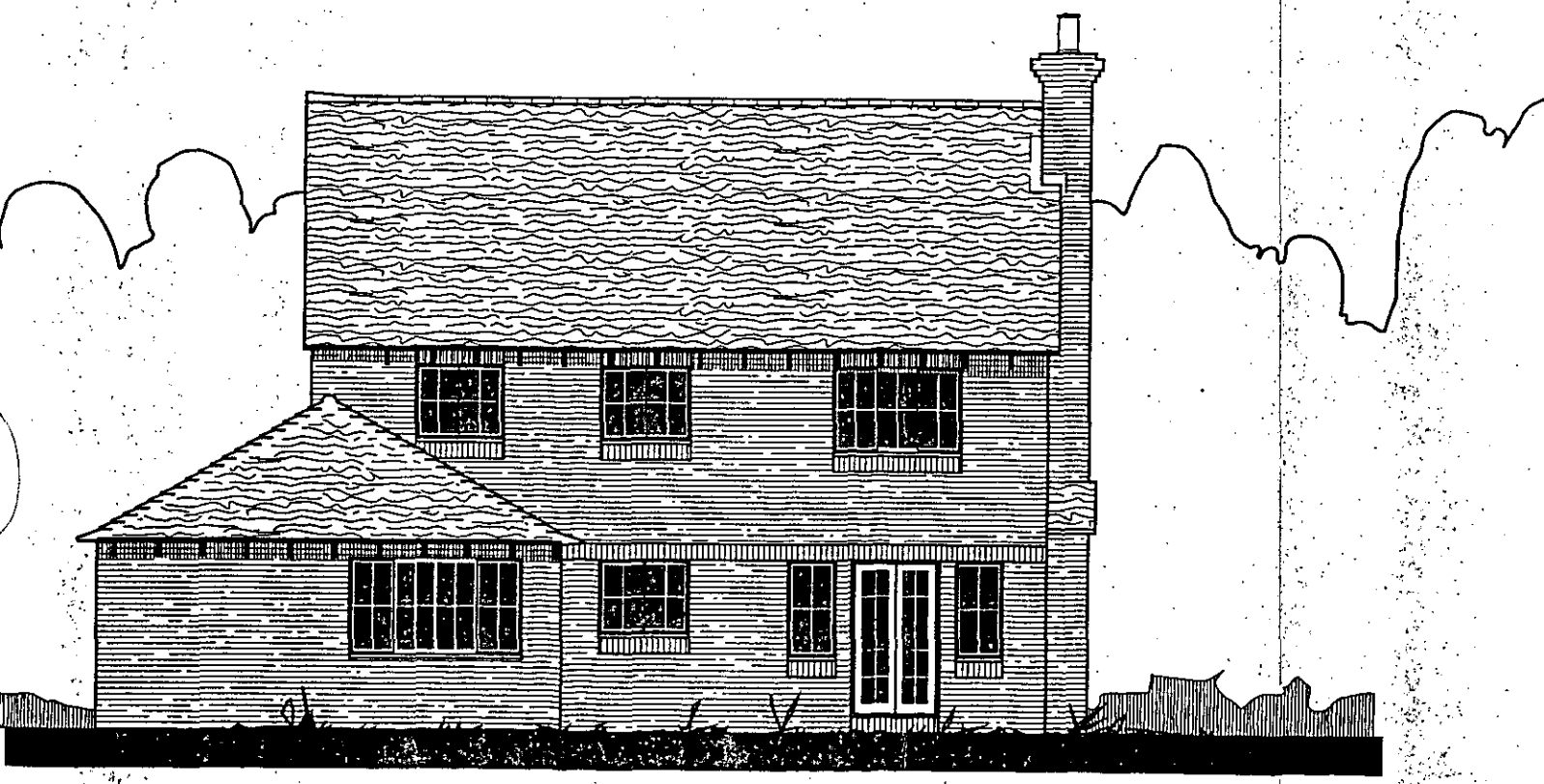
FRONT ELEVATION



REAR ELEVATION

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
24 JAN 2002	
COPIES TO:	ACK:
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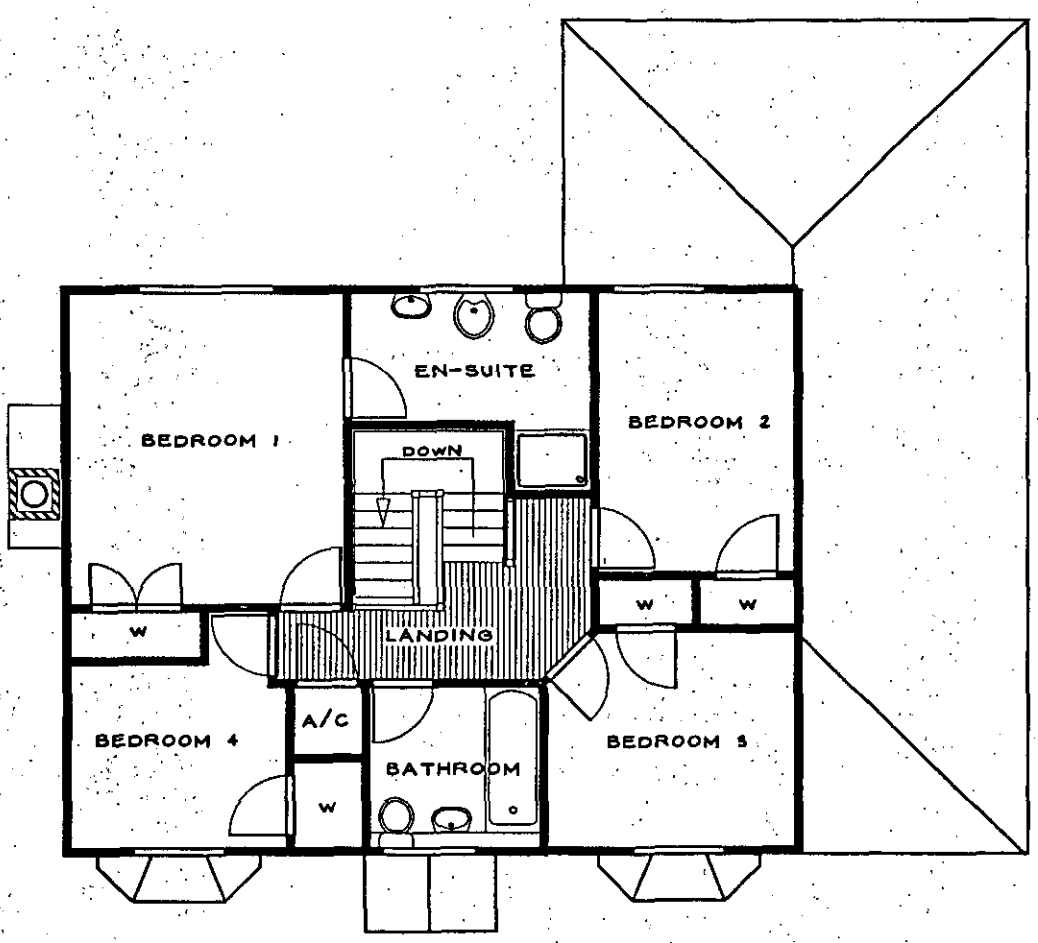

FIRST FLOOR

PLANNING SERVICES	HPT
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APP	
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24 JAN 2002	
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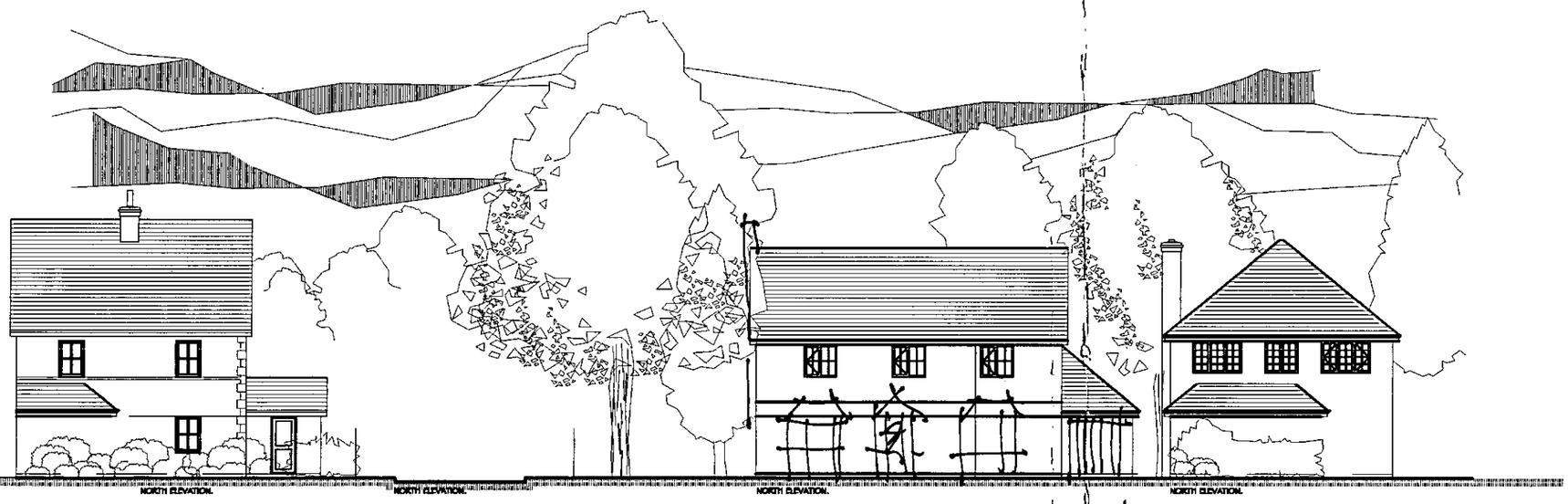
	FILE:



Proposed, Street Elevation.

Client

Mr.& Mrs. K. Whitehead

Job title

64, Pinewood Avenue
Crowthorne,
Berks.
RG45 6RP

NICHOLAS HADDON & ASSOCIATES
CHARTERED ARCHITECTS
23B FOLDERS LANE, BRACKNELL, BERKS RG42 2LA
01344 300412

Scale 1 : 200.

Date November 2001 | Drawn by N.J.H.

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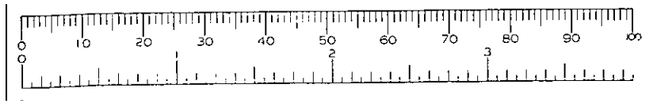
Drg. No. 01/60/003. SK | Rev.



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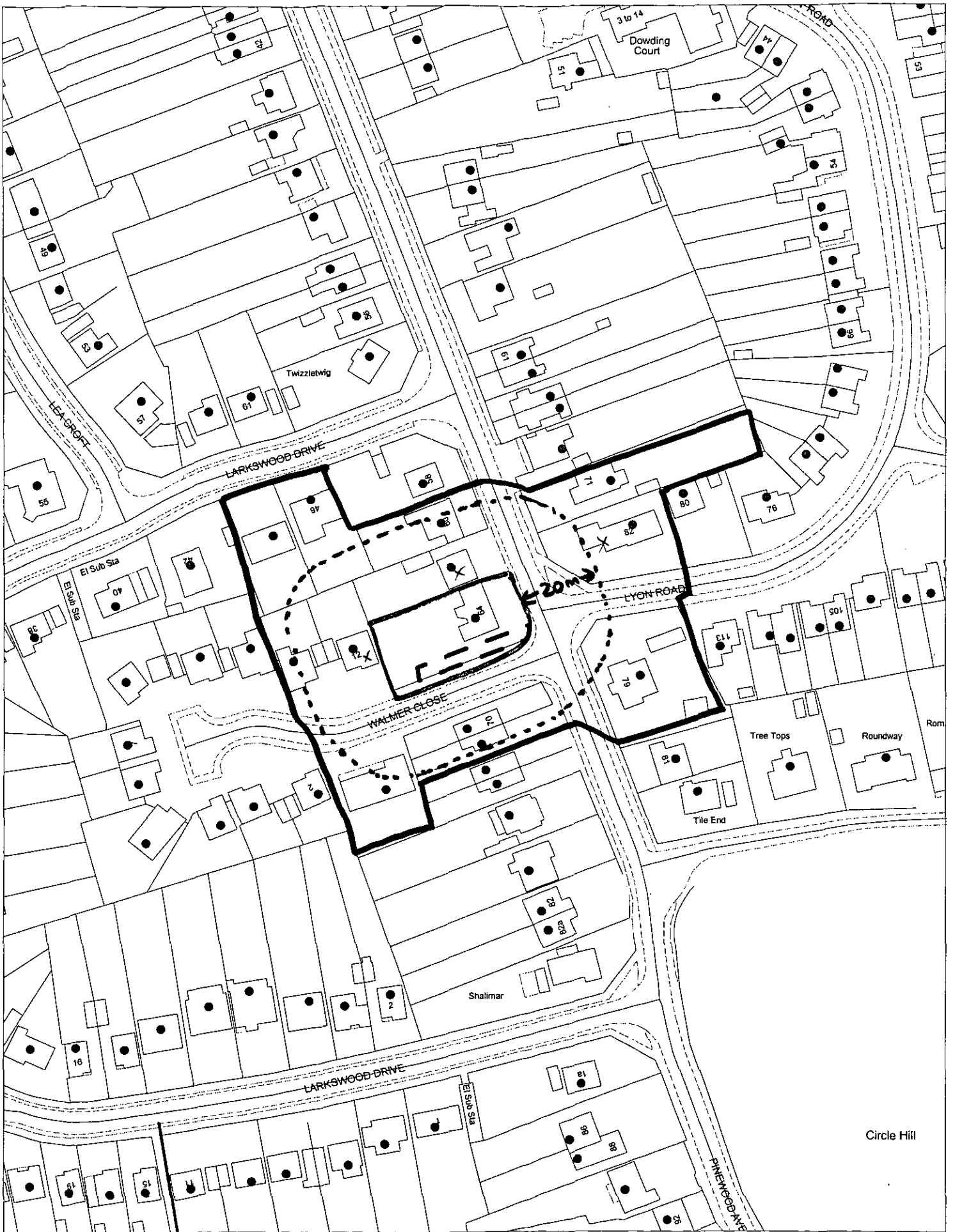

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Development Control Section, Environmental Services, Wokingham District Council.

13 February 2002

Scale: 1 : 1250

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