SYSTEMS LTD
SOUTHPORT U.K Tel 0704-26866 Fax 0704-25814
LONDON OFFICE Tel.071-377-1777 Fax 071-247-6181

APPLICATION NO:
F/2001/3463

LOCATION:
The Laurels Lower Wokingham Road, Crowthorne.

APPLICANT:
Mr & Mrs Bapty C/O Andesign

PROPOSAL:
Proposed single storey front extension to dwelling to form porch.

EARLIEST DATE FOR DECISION: **01/04/2001**

APPLICATION WILL HAVE EXPIRED ON: 25/04/2001

CASE OFFICER: **George Allpress**

DECLINED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Bapty
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2001/3463

Parish: **FINCHAMPSTEAD**

Location: **The Laurels, Lower Wokingham Road, Crowthorne.**

Proposal: **Proposed single storey front extension to dwelling to form porch.**

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. Except where stated otherwise on the approved drawings, all new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

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 SBE2 and ST5.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell

John Mitchell
Development Control Manager
Date: 09/04/2001

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.

Received by Wokingham District Council

Application No: F/2001/3463

Proposal:
Proposed single storey front extension to dwelling to form porch.

Location:
The Laurels, Lower Wokingham Road, , Crowthorne.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/04/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

08 March 2001

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

Tel: 0118 974 6442

Date: **08 March 2001**

My ref: F/2001/3463

CONFIDENTIAL

Councillor Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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/2001/3463
The Laurels, Lower Wokingham Road, , Crowthorne.
Proposed single storey front extension to dwelling to form porch.

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

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

If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3463**
The Laurels, Lower Wokingham Road, , Crowthorne.
Proposed single storey front extension to dwelling to form porch.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

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

Tel: 0118 974 6442

Date: **08 March 2001**

My ref: F/2001/3463

CONFIDENTIAL

Councillor Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3463**
The Laurels, Lower Wokingham Road, , Crowthorne.
Proposed single storey front extension to dwelling to form porch.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

WORK SHEET FOR: George Allpress

Application Number: F/2001/3463

Applicant: Mr & Mrs Bapty C/O Andesign.

Location: The Laurels, Lower Wokingham Road, ~~Wokingham.~~ CROWTHORNE.

Proposal: Proposed single storey front extension to dwelling to from porch.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		20/03/01

Date of Neighbour Notifications: 08/03/01

Date of Site Visit: 15/03/01

Date Registered: 28/02/2001

Earliest Date for Decision: 01/04/2001

Latest Consultation Date/Site Notice Expiry Date: 01/04/2001
10/04/01 (GA)

This application will have expired on: 25/04/2001. 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:

At the time of writing no comments have been received.

FINCHAMPSTEAD PARISH COUNCIL - NO OBJECTION

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

The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

Application Number: F/2001/3463

Appraisal:

The application property is a detached Victorian/Edwardian house with a 17 metre deep front garden. The house is situated on the east side of the Lower Wokingham Road amongst large detached houses which are set in large plots. The front garden is enclosed on all three sides by a 2.5 metre high Laurel hedge.

The application proposes a minor single storey front extension. The extension would be largely screened by the surrounding hedgerow, but in any event is designed sympathetically to the character of the existing dwelling. Therefore no harm to the street scene.

No harm to neighbour amenity would result, and there would be no increase in parking demand.

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

Application Number: F/20001/3463

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C15	R015	EXTERNAL FINISHES UNLESS STATED TO MATCH
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

9/4/01

RECORD OF SITE VISIT

SITE ADDRESS: The Laurels, Lower Wokingham Road, Wokingham.

APPLICATION NUMBER: F/2001/3463

OFFICER: George Allpress

DATE OF SITE VISIT: 15/03/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential area within defined settlement comprising attractive houses in landscaped setting.

3. DESCRIPTION OF SITE/BUILDING Detached single family dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES Cherokee to the north, Brialeigh to the south.

5. SITE CONSTRAINTS

TREES	None in vicinity of proposed extension.
ACCESS/PARKING	As existing
LEVELS	Rising to the north.
BOUNDARY TREATMENT	Laurel hedge 2.5 metres high on all sides at front.
OTHERS	None

FROM: George Allpress

DATE: 08 March 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/3463

Proposal: Proposed single storey front extension to dwelling to form porch..

Site Address: The Laurels, Lower Wokingham Road, , Crowthorne.

Applicant: Mr & Mrs Bapty C/O Andesign.

Your observations are required in respect of this application **by 01/04/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cl DATE: 30-3-01

Clerk To Finchampstead Parish/Town Council.

G.A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3.463 relates.

Address of site THE LAURELS

LOWER WOKINGHAM RD CROWTHORNE

Signed N I Bagley

Date 20/3/01

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man



Business reply service
License no. RG147



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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 28 FEB 2001	
Officer: GA	Application No. F/2001/3463

Map No. 108/116 Site 0:11

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING TO FORM PORCH.

Location: THE LAURELS LOWER WOKINGHAM ROAD

Parish: ~~WOKINGHAM W/OUT~~ Finchampstead Ward: Finch North 8.3.01

Applicant: MR/MRS BAPTY

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

(1)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 8.3.01 D. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

.....
..... no pre-apps .....
.....

NEIGHBOURS:

..... Site notice & See map for neighbours .....
.....
.....
.....
.....
.....
.....
.....
.....

ADDRESS THE LAURELS LOWER WOKINGHAM ROAD PARISH ~~WOKINGHAM~~ CHAMPSTEAD

PLOT No.

ORD. SHEET No. SU.8164.10

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
528/69	MR. CHALLIS	NEW LAUNDRY ACC.	13.12.69		
BR 7606	MR. O.S. LONGHURST	S/STOREY EXTENSION	7.12.77	APP	N/A
BR 9901	"	REPLACEMENT GARAGE	12.12.78	APP	N/A
09790	"	GARAGE & PORCH	15.2.79	N/A	CLOSED
BR 21434	"	2/ST. EXTENSION	21.9.83	APP	N/A
202449	"		20.10.83	N/A	CLOSED
BR 28486	"	GARAGE EXTENSION	16.10.85	APP	N/A
27125	"		15.4.86		CLOSED

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

28.FEB.2001 3463

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR & MRS N.S. BAPTY THE LAURELS LOWER WOKINGHAM ROAD WOKINGHAM BERKS
2	Agent's Name Address and postcode Phone number	ANDESIGN 9 PERKINS WAY WOKINGHAM BERKS RG41 2TN 0118 9784165
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	PORCH
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☒
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	SLATE ROOF TIMBER CLADDING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: NO CHANGE	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN)

on behalf of: MR & MRS N.S. BAPTY

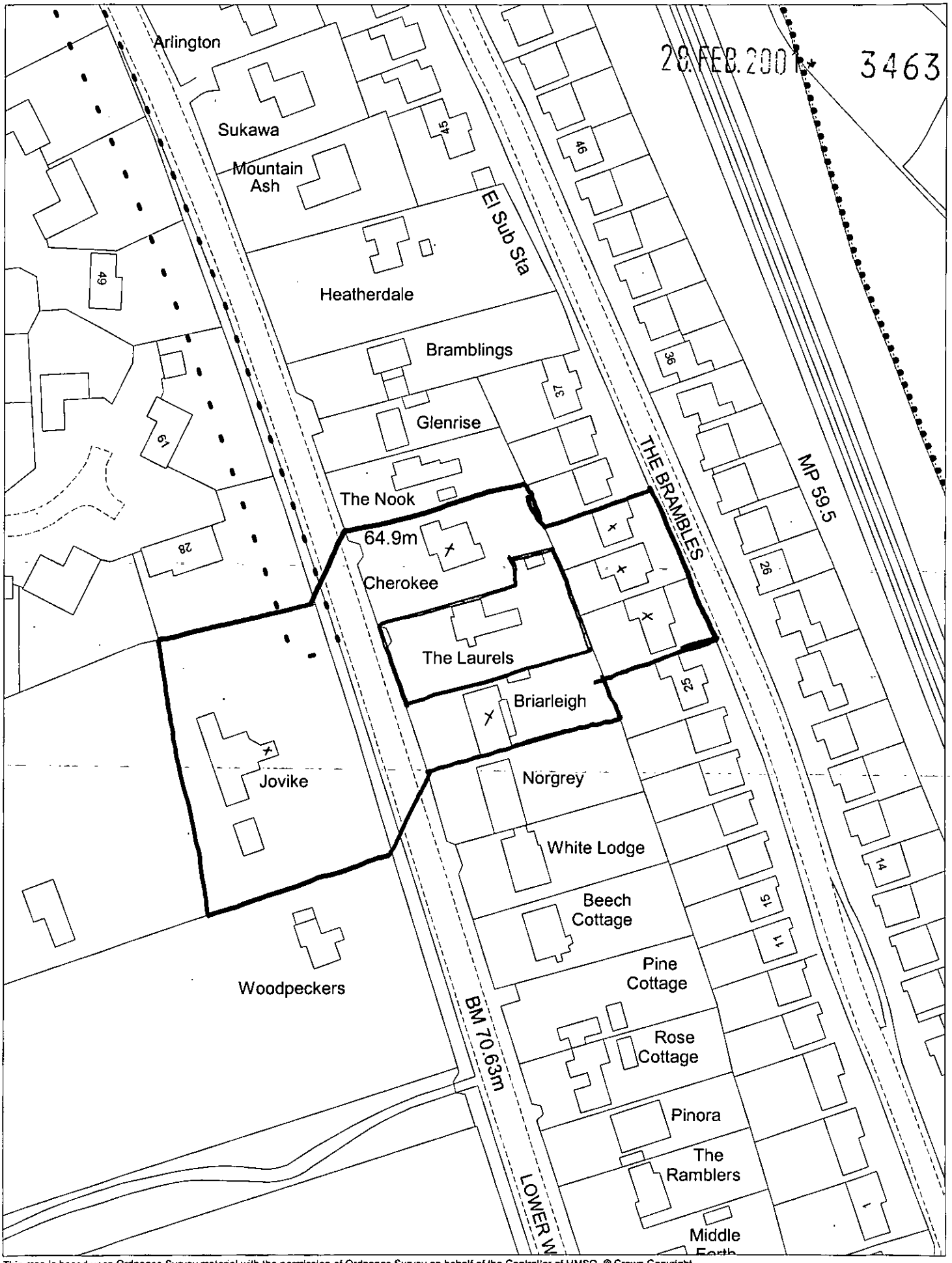
Date: 26/2/2001

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3463**
CASE OFFICER: **George Allpress**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



28 FEB 2001 3463

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Development Control Section, Environmental Services, Wokingham District Council.

5 March 2001 Scale: 1 : 1250

N W E S