APPLICATION NO:
F/2000/0564

LOCATION:
28 Lea Croft, Crowthorne.

APPLICANT:
Mr & Mrs D R Mayes

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **12/03/2000**

APPLICATION EXPIRY DATE: **05/04/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs D R Mayes
28 Lea Croft
CROWTHORNE
Berkshire
RG45 6RJ

Application Number: F/2000/0564

Parish: **WOKINGHAM WITHOUT**

Location: **28 Lea Croft, Crowthorne**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory**

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

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

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 28 March 2000

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

Application Number F/2000/0564
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	SC01	SR02	
	SC53	SR12	INS: WORK.

RECORD OF SITE VISIT

SITE ADDRESS: 28 Lea Croft Crowthorne. APPLICATION NUMBER: F/2000/0564	OFFICER: Natalie Brown DATE OF SITE VISIT: 4/2

1 SITE/STATUTORY NOTICE DISPLAYED ? yes on post in f. garden.

2. DESCRIPTION OF SURROUNDINGS

Residential.
Detached (some with dormer extn/windows in roof at front)
with integral front/side garages

3. DESCRIPTION OF SITE/BUILDING front & rear dormers

Main dwelling set back from boundaries
conservatory will be substantially set back from boundaries
2 sheds in garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES

51 & 53 ~~[illegible]~~ gardens at side
8 Lea Croft at rear.
26 Lea Croft at side - has a conservatory app 2m from b. line.

no overlooking

no side windows ∴ no overlooking.

5. SITE CONSTRAINTS

TREES conifers/shrubs along boundaries

ACCESS/PARKING N/a

LEVELS /

BOUNDARY TREATMENT 1.8m fence, hedging with No 26.
tall conifers at rear.

OTHERS conifers (No 53), 1.8m fence No 51.

NB flue to boiler will be moved.

Tel: (0118) 974 6492

Date: 20/3/2000

My ref: F/2000/0564

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/2000/0564
28 , Lea Croft, , Crowthorne.
Proposed single storey rear extension to dwelling to form conservatory.

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 Sub-Committee for decision please fill in the form below.
This form must be received no later than 30/3/2000

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0564**
28 , Lea Croft, , Crowthorne.
Proposed single storey rear extension to dwelling to form conservatory.

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: 20/3/2000

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Environmental Services Department
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P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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CONFIDENTIAL

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

Dear Councillor

Application Number: F/2000/0564
28, Lea Croft, , Crowthorne.
Proposed single storey rear extension to dwelling to form conservatory..

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Yours faithfully

Head of Planning and Transportation

Tel: (0118) 974 6492

Date: 20/3/2000

My ref: F/2000/0564

Environmental Services Department
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P.O. Box 157
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Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2000/0564
28, Lea Croft, , Crowthorne.
Proposed single storey rear extension to dwelling to form conservatory..

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Yours faithfully

Chris Shd

Head of Planning and Transportation

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/0564

Applicant : Mr & Mrs D R Mayes .

Location : 28, Lea Croft, , Crowthorne.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		24/2

Date of Neighbour Notifications : .....

Date of Site Visit : 24/2/2000

Date Registered : 09/02/2000

Earliest Date for Decision : 12/03/2000

Latest Consultation Date/Site Notice Expiry Date : 12/03/2000

Application Expiry Date: 05/04/2000

Consultation Responses :

Wokingham Without PC : will receive comments by 14/3 clerk to PC phoned 3/3 received 15/3 : "no objections"

Neighbours : none received.

Planning Issues : (10'd out)

① Impact upon neighbouring properties } SBE1 + SBE2
② Impact upon the streetscene } SBE1

Application Number: F/2000/0564

Appraisal :

① Impact upon neighbouring properties:
The proposed development is a single storey rear extension forming a conservatory.
Looking towards the rear elevation, the conservatory will be set in 2.2m from the left hand building line and set in 3.8m from the right hand building line.
It will be of width 6.2m & protrude forward from the rear building line by 3.2m. It will have a mono-pitched roof (2.2m to eaves + 3.9m to ridge).
The main dwelling is detached and set away from all boundaries.
There is a 1.8m fence with № 26 to croft, Tall hedging with № 53 1.8m fence with № 51 and tall hedging at the rear.
Therefore, there will be no overlooking, overshadowing nor overbearing effects to neighbouring properties so no detrimental impact.

② Impact upon the street scene.
№ 26 has a conservatory (the roof of which is visible) extending app 2m (?) from the building line. The rear of the property is well screened by tall hedging.
Materials will match existing therefore, no detrimental impact to the street scene.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 09 FEB 2000	Map No. 108 Site 0094
Officer: NAB / Application No. F/2000/0564	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

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

Location: 28 LEA CROFT

Parish: WOK W/OUT Ward: Wok W/out 17.2.2000

Applicant: MR/MRS MAYES

Fee Received 95-00 (6) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... No pre-apps .....

NEIGHBOURS:

S/N+ 51, 53 Larkswood Drive ✓

8, [redacted] Lea Croft, Crowthorne

.....

.....

.....

.....

.....

.....

.....

Tel (0118) 974 6492

Date 20/5/2000

My ref F/2000/0564

CONFIDENTIAL

Councillor A Ross
By The Stream
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DC	ENF
AMP	
CS	
COPIES TO:	ACK:
	FILE:

Dear Councillor

Application Number: F/2000/0564
28 , Lea Croft, , Crowthorne.
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This form must be received no later than 30/5/2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/0564**
28 , Lea Croft, , Crowthorne.
Proposed single storey rear extension to dwelling to form conservatory.

Transfer: Yes ☐ No ☐

Reason for Transfer:

Signed: _____ Date: 22.3.00

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.

FROM: Natalie Brown

DATE: 17 February 2000

DELEGATED

Consultation Sheet

Work w/out.

PLANNING SERVICES

POL	HPT
DC	TLS
APP CS	ENF
15 MAR 2000	
COPIES TO:	ACK:
	FILE:

Application Number: F/2000/0564

Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Site Address: 28 , Lea Croft, , Crowthorne.

Applicant: Mr & Mrs D R Mayes .

Your observations are required in respect of this application **by 12/03/2000** .

No objections

SIGNED: _____ DATE: 14-3-2000

CLERK TO

FROM Natalie Brown

DATE 1st February 2000

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
15 MAR 2000	
COPIES TO	ACK
	FILE:

Consultation Sheet

Work w/out.

Application Number: F/2000/0564

Proposal: Proposed single storey rear extension to dwelling to form Conservatory.

Site Address: 28 , Lea Croft, , Crowthorne.

Applicant: Mr & Mrs D R Mayes .

Your observations are required in respect of this application **by 12/03/2000** .

No objections

SIGNED: [signature]

DATE: 14-3-2000

CLERK TO

ADDRESS 28 LEA CROFT

PARISH WOK/WITMOUT

ORD. SHEET No. SU.8464 /

PLOT No. 88

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
163/56	MR. G. A. [illegible]	C/APP. [illegible]	16.4.56	N/A	[illegible]
182/60	BROCHARSTON LTD	54 [illegible]	7.10.60	APP	C/A
72/61		[illegible]	26.4.61	APP	C/A
19372	MR B. SCAFFOLD	REAR GARAGE WITH BEDROOM OVER	2.6.83	N/A	C/A
AR21629	"	" "	8.11.83	APP	N/A
44623	MR. P. MAYES	S/SI. EXTENSION	12.7.95		C/A
95/60712/F					
FP95/3678	"	"	28.6.95	APP	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Conserv. - Mr. & Mrs. Mayes - 24/1/00

DRAINAGE

091074

By hand 8/2/00

Environmental Services

For office use only.
Application number 09.FEB.2000* 0564

Householder planning application form

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

1	Your name	MR & MRS D.R. MAYES
	Address and postcode	28 LEA CROFT CROWTHORNE BERKSHIRE RG45 6RJ
	Phone number	01344 775173
2	Agent's Name	
	Address and postcode	N/A
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	28 LEA CROFT CROWTHORNE BERKSHIRE RG45 6RJ
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION TO FORM A CONSERVATORY
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.	UPVC FRAMED CONSERVATORY WITH DWARF BRICK WALL TO MATCH EXISTING HOUSE BRICKS
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 ☑

9544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: D R Hayes L M Hayes

on behalf of

Date 7.2.00

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

09.FEB.2000* 0564



Site Plan, Scale: 1 to 2500

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Date: 3 February 2000

N
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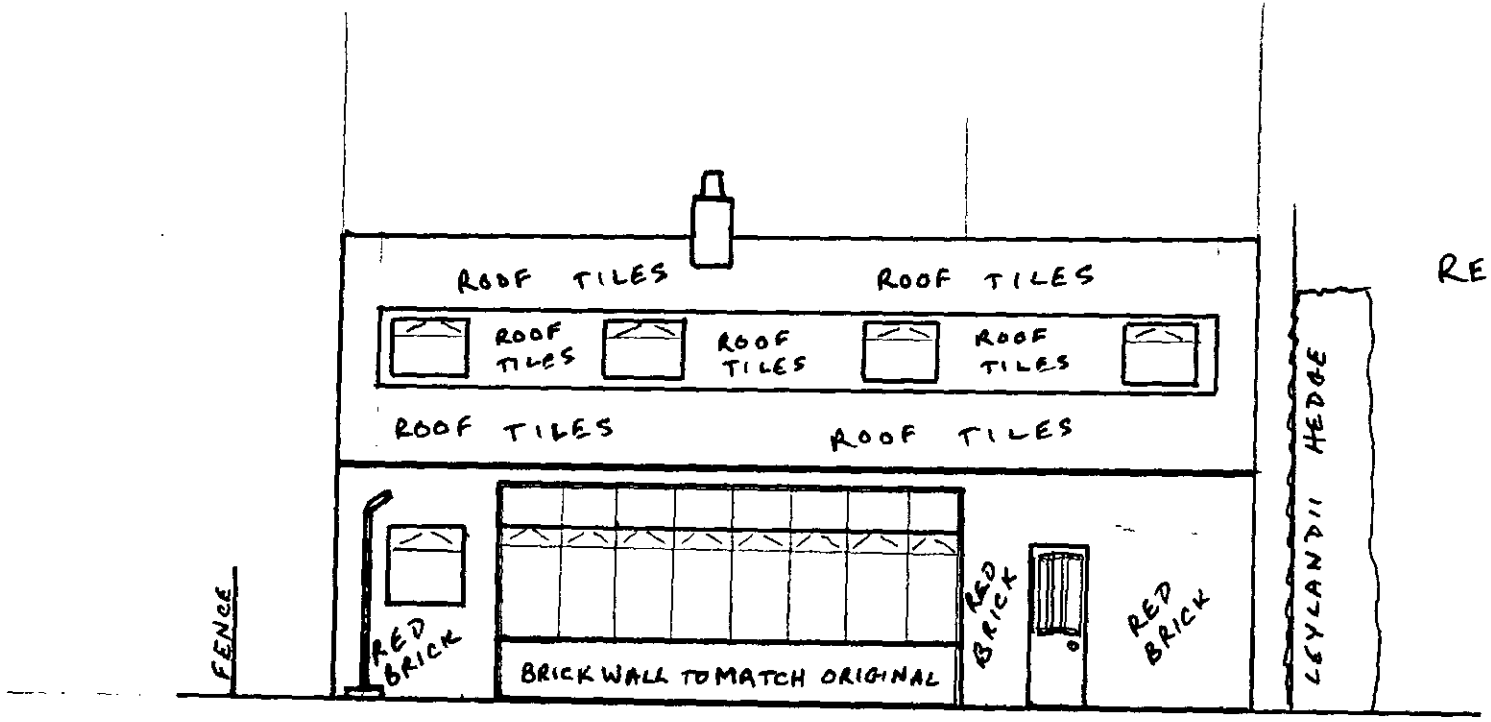
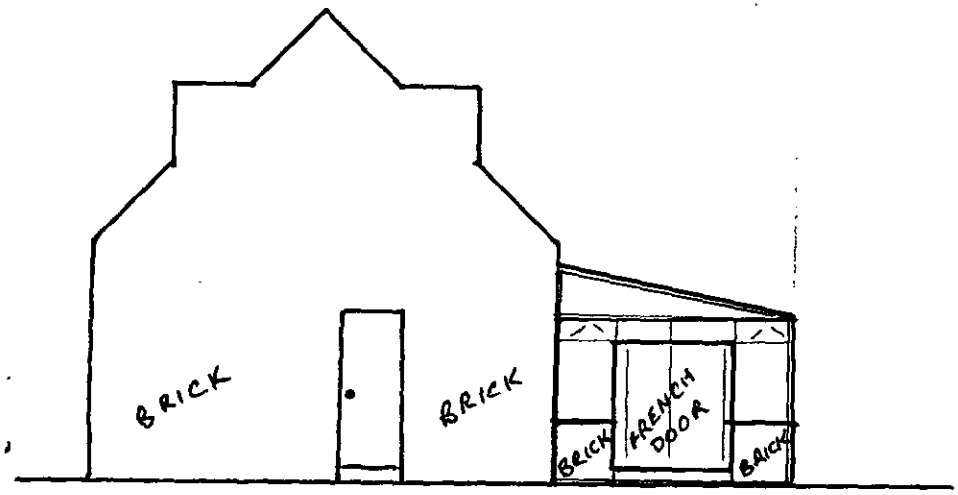


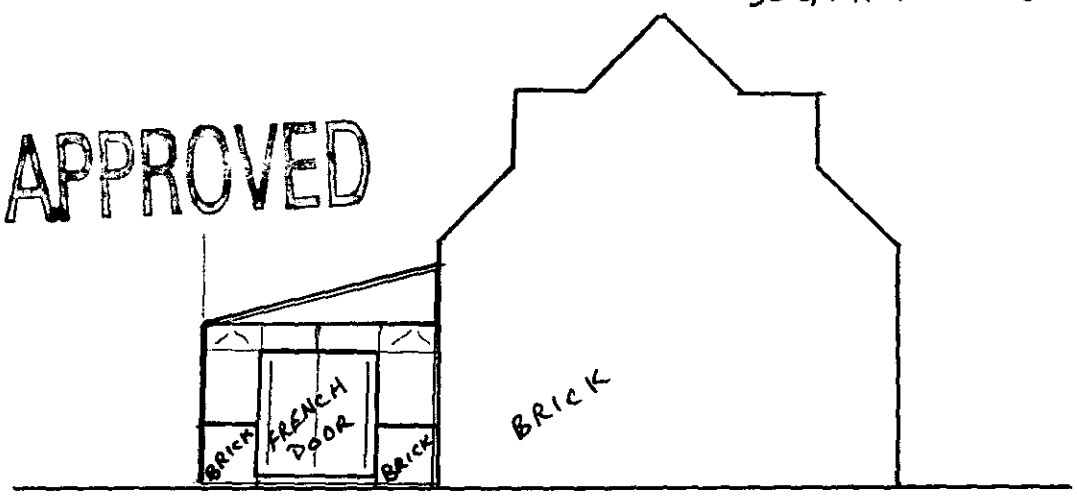
REAR ELEVATION
WEST FACING

SIDE ELEVATION
NORTH FACING

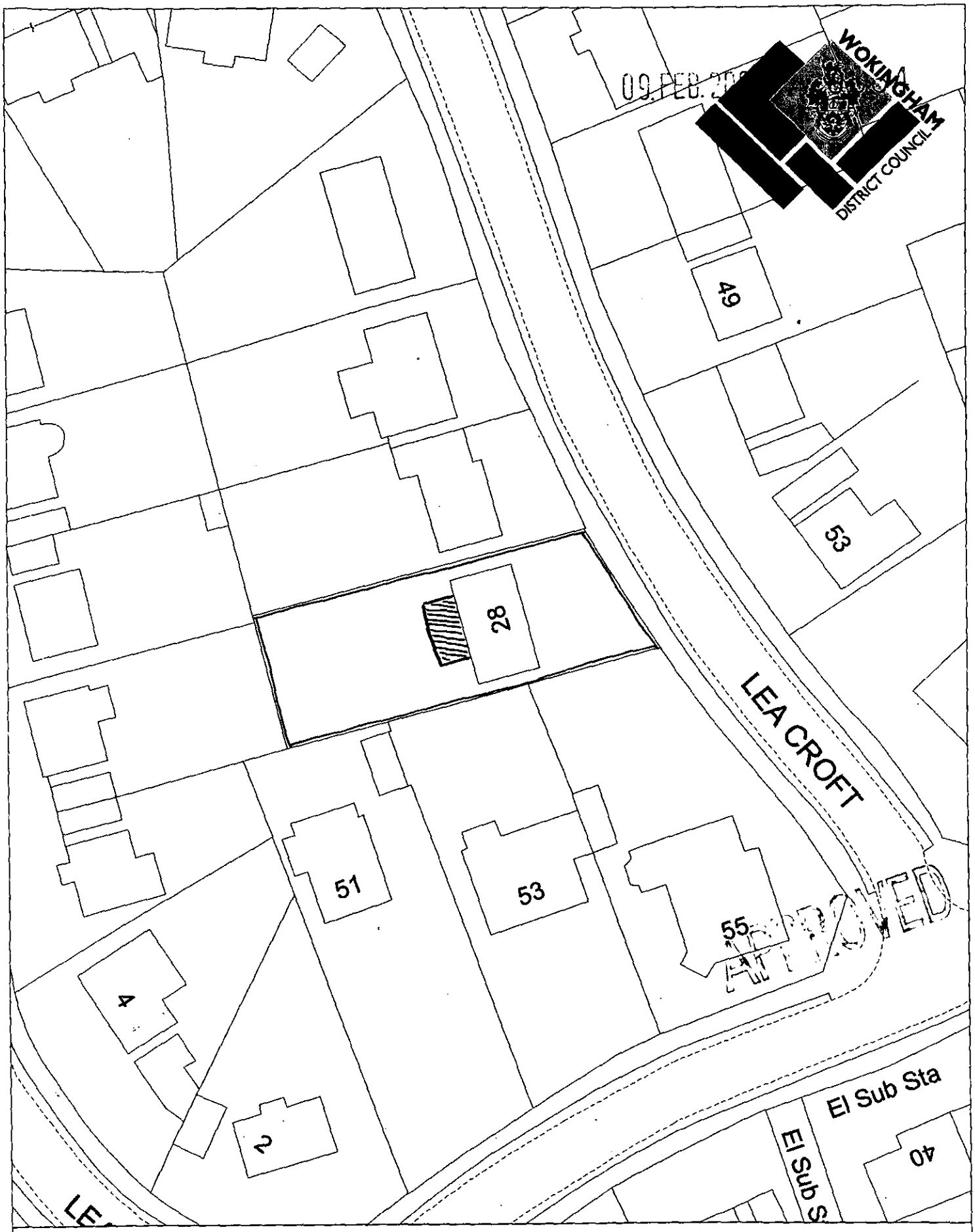


SIDE ELEVATION
SOUTH FACING

APPROVED



SCALE 1 : 100



Site Plan, Scale: 1 to 500

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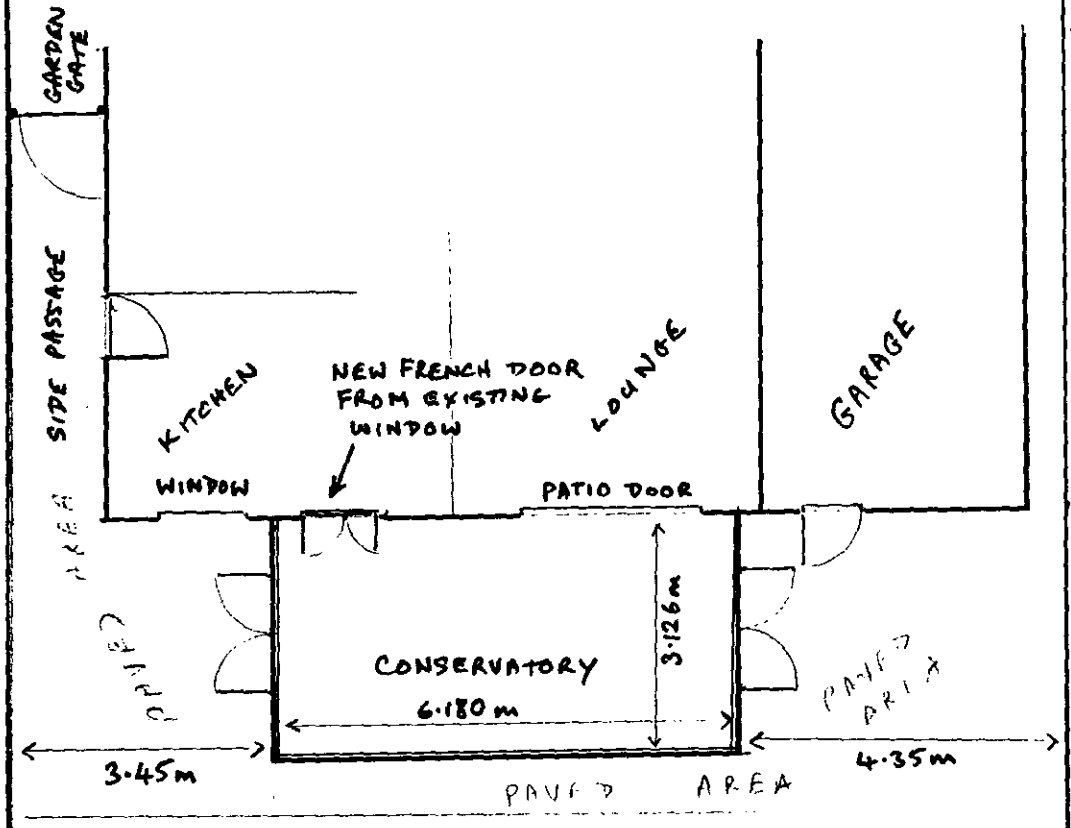
Date: 3 February 2000

N
W E
S

PLAN

GROUND FLOOR ONLY



APPROVED

LEYLADII CONIFER HEDGE APPROX 2.0Mt

BELONGS TO HOUSE →



THIS IS AN EXAMPLE OF WHAT THE CONSERVATORY LOOKS LIKE OURS WILL HAVE 8 PANELS ON THE LONG SIDE

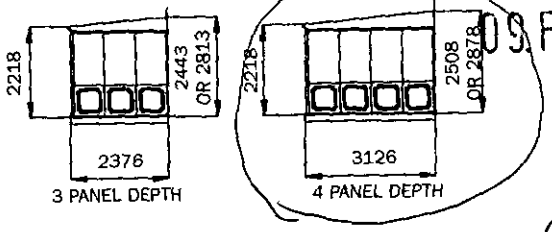
09.FEB.2000* 0564

SCALE 1:100

Diagram 9

CAMBRIDGE AND YORK DESIGN OPTIONS
DIMENSIONS SHOWN ARE
EXTERNAL BRICKWORK MEASUREMENTS
ALL DIMENSION IN mm

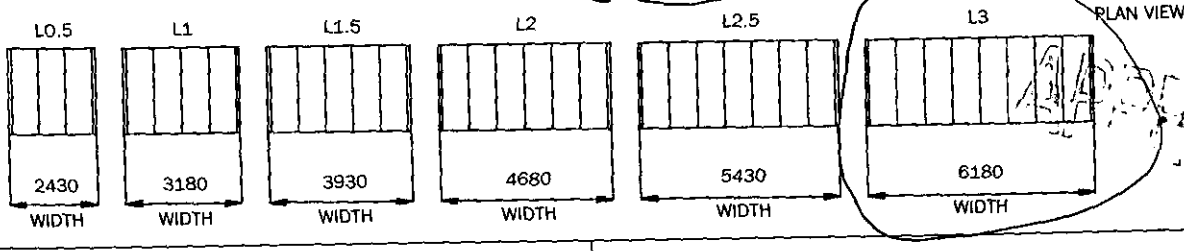
SIDE ELEVATIONS



09 FEB 2000 ★ 0564

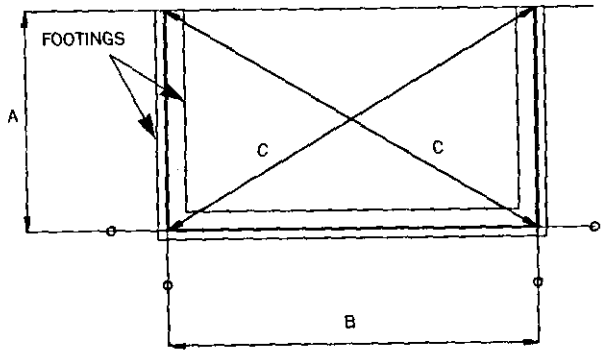
IMPORTANT
IF BUILDING A 2 SIDED CONSERVATORY INTO AN INTERNAL CORNER THE FRONT WIDTH DIMENSION MUST BE REDUCED BY 54mm. (NOT SUITABLE FOR L3 OPTION).

PLAN VIEWS



APPROVED

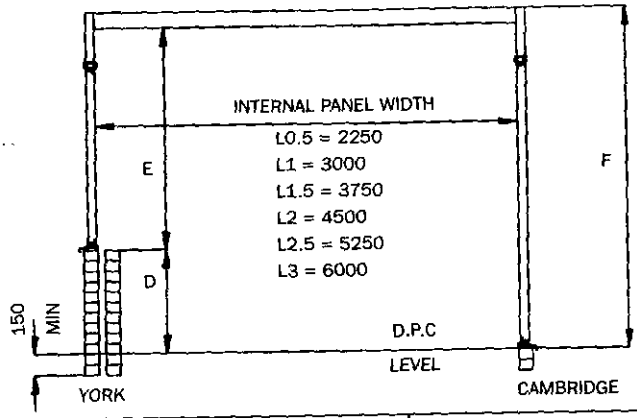
STRINGLINE DIAGRAM
DIMENSIONS SHOWN ARE EXTERNAL BRICKWORK MEASUREMENTS



OPTION	DIMENSIONS		
	A	B	C
3 L0.5	2376	2430	3399
3 L1	2376	3180	3970
3 L1.5	2376	3930	4593
3 L2	2376	4680	5249
3 L2.5	2376	5430	5927
3 L3	2376	6180	6621
4 L0.5	3126	2430	3960
4 L1	3126	3180	4460
4 L0.5	3126	3930	5022
4 L2	3126	4680	5628
4 L2.5	3126	5430	6265
4 L3	3126	6180	6926

SECTION VIEW AT HOUSEWALL

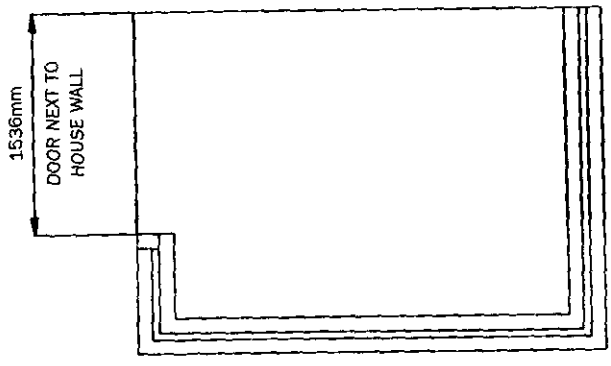
D = WALL HEIGHT FROM D.P.C. LEVEL
E = INTERNAL WALLPLATE HEIGHT FROM TOP OF WALL
F = EXTERNAL WALLPLATE HEIGHT FROM D.P.C. LEVEL



PANEL OPTIONS	3 PANEL DEPTH			4 PANEL DEPTH		
	D	E	F	D	E	F
FULL HEIGHT PANEL	N/A	N/A	2443	N/A	N/A	2508
STD DWARF WALL PANEL	750	1579	2443	750	1644	2508
HIGH LEVEL DWARF WALL PANEL VENT ABOVE DOOR	750	1949	2813	750	2014	2878
HIGH LEVEL DWARF WALL PANEL VENT FLUSH WITH DOOR	380	1949	2443	380	2014	2508

NB. IF USING THE DENTIL RAIL DIMENSIONS E AND F INCREASE BY 46mm.

FRENCH DOOR AND PATIO DOOR BRICKWORK OPENING DIMENSIONS FOR THE YORK



IF FITTING A RESIDENTIAL DOOR, REDUCE OPENING DIMENSIONS SHOWN FROM ONE SIDE ONLY BY 750mm.

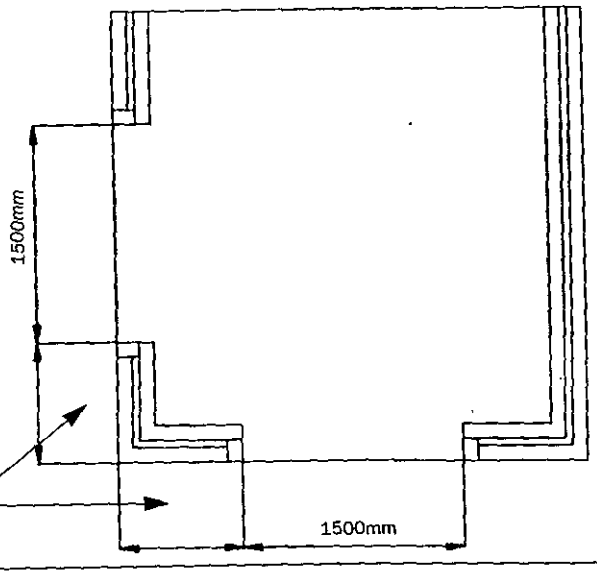
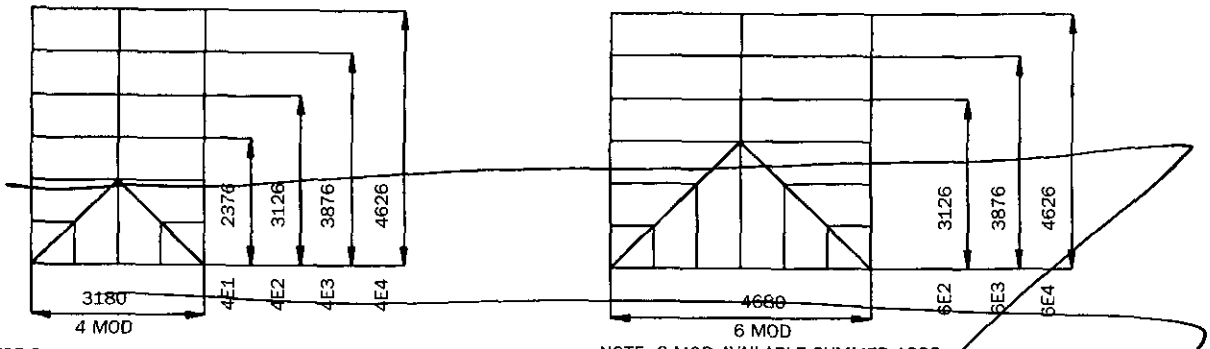


Diagram 10

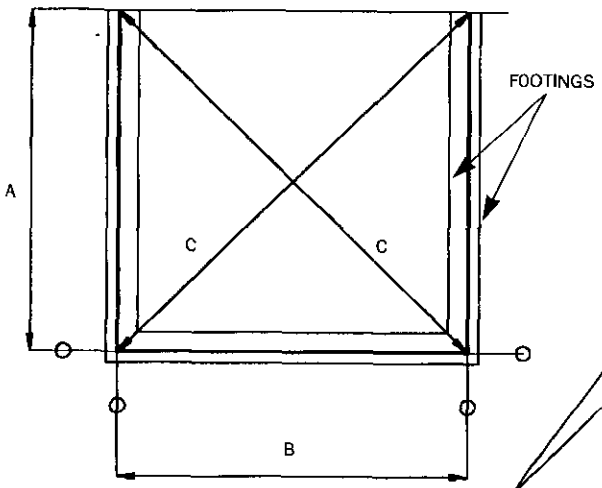
PEMBROKE AND CUMBRIA DESIGN OPTIONS
DIMENSIONS SHOWN ARE EXTERNAL BRICKWORK MEASUREMENTS. ALL DIMENSION IN mm



SEE PAGE 14 FOR BOX GUTTER PEMBROKE AND CUMBRIA DESIGN OPTIONS.

NOTE: 6 MOD AVAILABLE SUMMER 1998

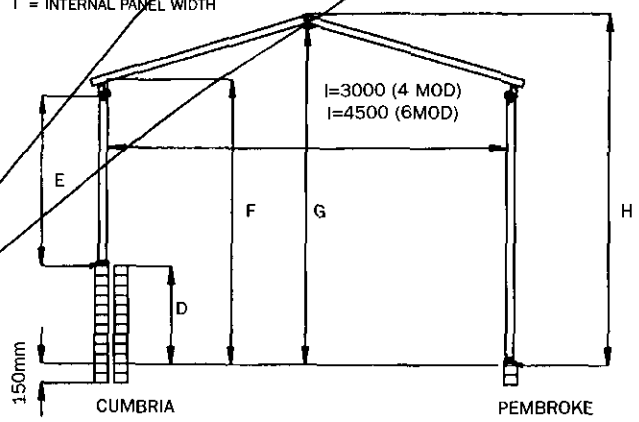
STRINGLINE DIAGRAM
EXTERNAL BRICKWORK MEASUREMENTS



OPTION	DIMENSIONS		
	A	B	C
4E1	2376	3180	3970
4E2	3126	3180	4459
4E3	3876	3180	5014
4E4	4626	3180	5614
6E2	3126	4680	5628
6E3	3876	4680	6076
6E4	4626	4680	6580

SECTION AT HOUSEWALL

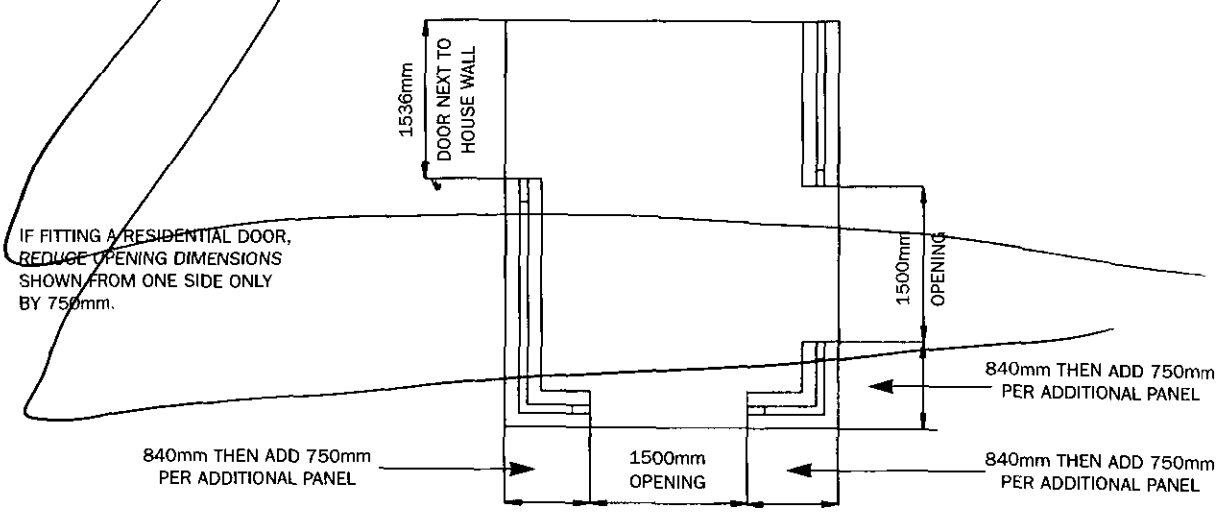
D = BRICKWALL HEIGHT FROM D.P.C. LEVEL
E = PANEL HEIGHT INCLUDING SILL
F = HEIGHT TO UNDERSIDE OF RAFTER FROM D.P.C. LEVEL
G = HEIGHT TO UNDERSIDE OF RIDGE CAVITY CLIP FROM D.P.C. LEVEL
H = HEIGHT TO TOP OF RIDGE CAP FROM D.P.C. LEVEL
I = INTERNAL PANEL WIDTH



PANEL OPTIONS	COMMON DIMENSION			4 MOD		6 MOD	
	D	E	F	G	H	G	H
FULL HEIGHT PANEL	N/A	2055	2170	2588	2697	2817	2926
STD DWARF WALL PANEL	750	1305	2170	2588	2697	2817	2926
HIGH LEVEL DWARF WALL PANEL VENT ABOVE DOOR	750	1675	2540	2958	3067	3187	3296
HIGH LEVEL DWARF WALL PANEL VENT FLUSH WITH DOOR	380	1675	2170	2588	2697	2817	2926

NB. IF USING THE DENTIL RAIL DIMENSIONS F, G AND H INCREASE BY 46mm.

FRENCH DOOR AND PATIO DOOR OPENINGS FOR THE CUMBRIA



Received by Wokingham District Council

Application No: F/2000/0564

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
28 , Lea Croft, , 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)

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 12/03/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation