APPLICATION NO:
F/2000/1801

LOCATION:
48 Parkway, Crowthorne.

APPLICANT:
Mrs F Sawicki C/O Andesign

PROPOSAL:
Proposed two storey and single storey side extensions to dwelling.

EARLIEST DATE FOR DECISION: **24/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
15/08/2000

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE FP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs F Sawicki
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/1801

Parish: **WOKINGHAM WITHOUT**

Location: **48, Parkway, Crowthorne.**

Proposal: **Proposed two storey and single storey side extensions to 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. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The first floor bathroom window in the rear (east) elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level or above.

Condition
5. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of the amenities of the occupants of this property and other properties nearby.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

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

John Mitchell
Development Control Manager
Date: 31/07/2000

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.

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1801	EXC
BUILDING CONTROL NUMBER.	FP2000/0772 Bna	
~~APPLICANT~~/AGENT	Andesign	
ADDRESS OF SITE	48 Parkway Edgcumbe Park Crowthorne WOK. WITHOUT.	
DESCRIPTION OF PROPOSED WORK	2 Storey/ S/s side ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3005	AH/E/3005
ELEVATIONS	-u	-u
FLOOR PLANS	-u	-u

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	31/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	3/8/00.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1801

Applicant : Mrs F Sawicki C/O Andesign.

Location : 48, Parkway, , Crowthorne.
Proposal : Proposed two storey and single storey side extensions to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 4 July 2000

Date Registered : 20/06/2000

Earliest Date for Decision : 24/07/2000

Latest Consultation Date/Site Notice Expiry Date : 24/07/2000

This application will have expired on: 15/08/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Landscape - acceptable
Highways - SC23 /SE0C6 garaging and parking
Wokingham Without - "object - overdevelopment of site."

Planning Issues :

Identified Settlement
Neighbours /streetscene

Application Number: F/2000/1801
48 Parkway, Crowthorne

Appraisal: 48 Parkway has a flat-roof section to the side - the proposal is for a two-storey side extension replacing most of the existing, single-storey garage/hall/WC and construction of a single-storey garage at this side of this. The depth of the extension would slightly greater than the existing garage being set back 2.4 rather than about 3.5 metres from the front of the property and the total width would be increased from 4 metres to 6.2 metres.

The only neighbour which could be affected by the proposals is 46 Parkway and as this property is deeper than No 48 , projecting further to both the front and rear, and does not have any side windows there would not be an adverse impact on the amenities of occupants.

The two-storey extension would be set back from the front of the property and its roof would be pitched, with a gable to the side, reflecting the design of the existing roof but 0.7 metres lower. The garage would remain single storey, with the roof hipped against the side of the two-storey extension. There is two metres to the northern boundary of the property and a metre would remain to the southern boundary. In addition the garage, which would be closest to No 46 would be single-storey. Therefore, it is not considered that the extension would appear cramped, prominent or represent overdevelopment of the site - the 17.5 metre rear garden would provide ample amenity space.

Recommendation: conditional approval

Application Number F/2000/1801
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	
03	SC20	SR24	first-floor bathroom window (east)
04	SC08	SR05	~~in the side~~ at first-floor level or above
05	SC23	SR06	pump and grapping
IN04			

31/7/02

RECORD OF SITE VISIT

SITE ADDRESS: 48 Parkway
Crowthorne.

APPLICATION NUMBER: F/2000/1801

OFFICER: Emy Circuit

DATE OF SITE VISIT: 4 July 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

distinctive open plan residential development
2storey dwelling surrounded by bungalows

3. DESCRIPTION OF SITE/BUILDING

2-storey detached dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES

See attached

5. SITE CONSTRAINTS

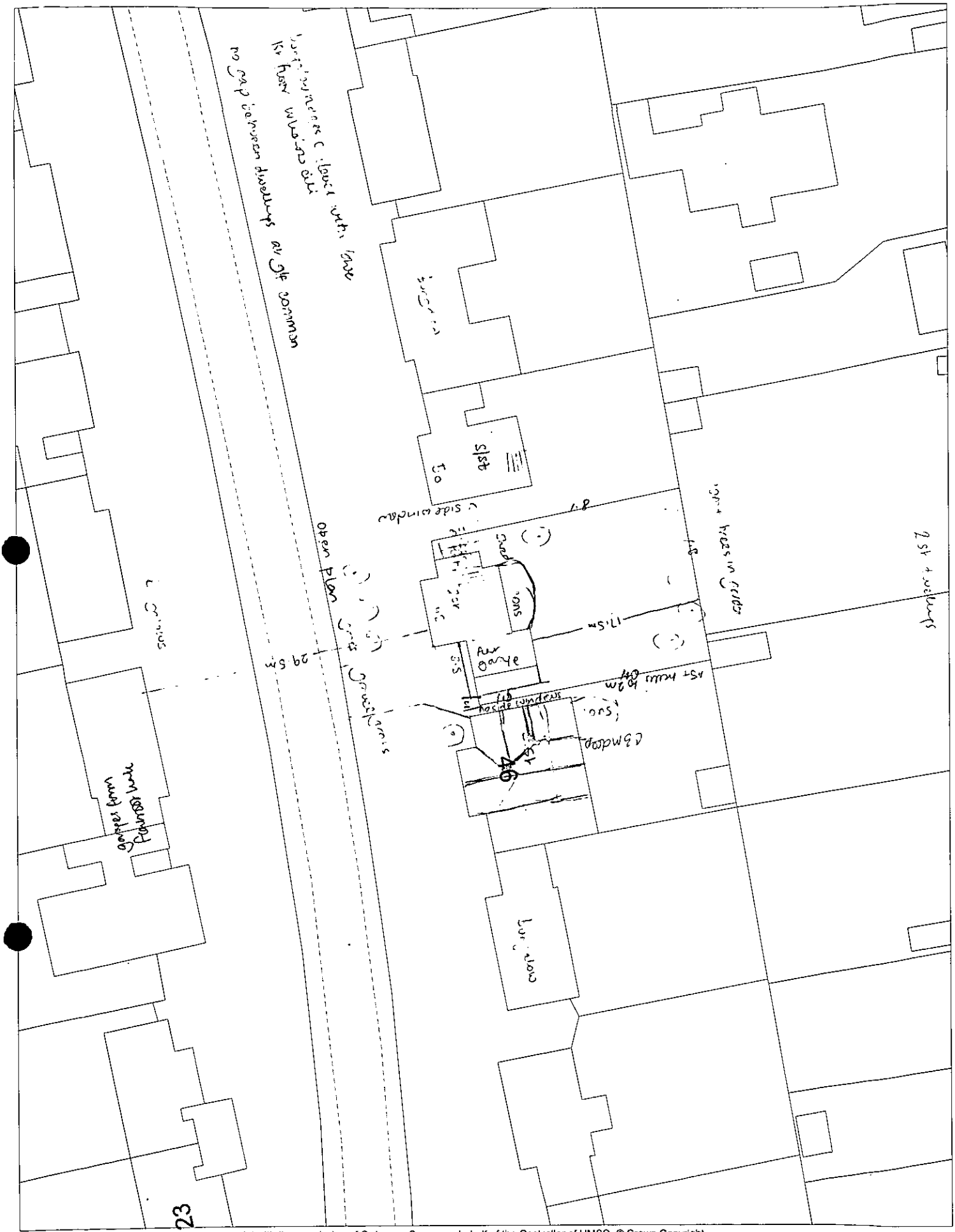
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS


Open Plan
29.5m
17.5m
Fur garage
Side window
Bay window
Porch
Side window
Fence
Fence
Fence

Received by Wokingham District Council

Application No: F/2000/1801

Proposal:
Proposed two storey and single storey side extensions to dwelling.

Location:
48, Parkway, , 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/07/2000. 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

30 June 2000

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

Tel: (0118) 974 6479

Date: **30 June 2000**

My ref: F/2000/1801

CONFIDENTIAL

Councillor Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1801
48, Parkway, , Crowthorne.
Proposed two storey and single storey side extensions to dwelling.

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

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1801**
48, Parkway, , Crowthorne.
Proposed two storey and single storey side extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

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

Tel: (0118) 974 6479

Date: **30 June 2000**

My ref: F/2000/1801

CONFIDENTIAL

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

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

John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Emy Circuit** Application Number: **F/2000/1801**
48, Parkway, , Crowthorne.
Proposed two storey and single storey side extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lewis

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

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

Tel: (0118) 974 6479

Date: **30 June 2000**

My ref: F/2000/1801

CONFIDENTIAL

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

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1801
48, Parkway, , Crowthorne.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1801**
48, Parkway, , Crowthorne.
Proposed two storey and single storey side extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Helliar-Symons

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 20 JUN 2000

Officer: EXC | Application No. F/2000/1801

Map No. 108 Site ....0:08..

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F) PROPOSED TWO STOREY & SINGLE STOREY SIDE EXTENSIONS TO DWELLING

Location: 48 PARKWAY

Parish: WOK W/OUT Ward: Wok w/out. 30.6.2000

Applicant: MRS SAWICKI

Fee Received 95-00 (10) 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 : 30.6.2000 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 (BABTIE) .....
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:

S/N + 29, 31, 46 + 50 PARKWAY .....
.....
61 + 63 NEW WOKINGHAM ROAD .....
.....
.....
.....
.....
.....
.....

TO: DEVELOPMENT CONTROL
Emy Circuit

FROM: Environmental Design

DATE: 25th July 2000

Location: 48 Parkway, Crowthorne

Proposal: Proposed two storey and single storey side extensions to dwelling

Application Number: F/2000/1801

In response to your consultation dated 30th June 2000 for the above application, the landscape comment is as follows:

This application is acceptable; it is in keeping with the amenity of the locality and does not affect any of the adjacent TPO trees.

Patricia Green

Patricia Green
Landscape Consultant

Wokingham Without Parish Council Consultation Sheet

Officer	Emy Circuit
No	F 2000 1801
Proposal	two storey and single storey side extensions to dwelling.
Site	48 Parkway, Crowthorne

PLANNING SERVICES | RPT 31743
POL | TLS
DC | ENF
APP |
CS |
13 JUL 2000
COPIES TO: | ACK:
FILE:

Committee's Comments

Objected. Overdevelopment of site.

Signed : _____
Clerk to Wokingham Without Parish Council

11 July 2000

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 30 June 2000

Application Number: F/2000/1801

Proposal: Proposed two storey and single storey side extensions to dwelling.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
48, Parkway, , Crowthorne.

Applicant:
Mrs F Sawicki C/O Andesign.

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).

SC:23 (INSERT: Garaging & Parking).
SR:06.

Signed: S Knowles **Print name:** Stephanie Knowles.

10/07/00

Environmental Services

For office use only.
Application number:

20.JUN.2000* 1801

WOKINGHAM DISTRICT COUNCIL

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	MRS F. SAWICKI
	Address and postcode	48 PARKWAY, EDGCUMBE PARK. CROWTHORNE, BERKS RG45 6EW
	Phone number	01344 779551
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM, BERKS RG41 2TN
	Phone number	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	TWO STOREY/SINGLE STOREY SIDE EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☒
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☒ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
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.	6	
	• 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.		

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 MRS F. SAWICKI

Date 19/6/2000

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

ADDRESS 48 PARKWAY

PARISH Wok / WITHOUT

PLOT No. STAGE 4

ORD. SHEET No. SU. 8365 (105)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
95/57	MR. P.P. ALLEN	O/APP. RESIDENTIAL DEV.	23.5.57	N/A REFUSE
O/35/59	RENWAY CONSTRUCTION CO LTD.	" "	2.7.59	N/A C/A
171/60	" "	HOUSE & GARAGE	13.9.60	APP. APP.
3866K	MRS LILEY	CARPORT	19.12.91	C/A

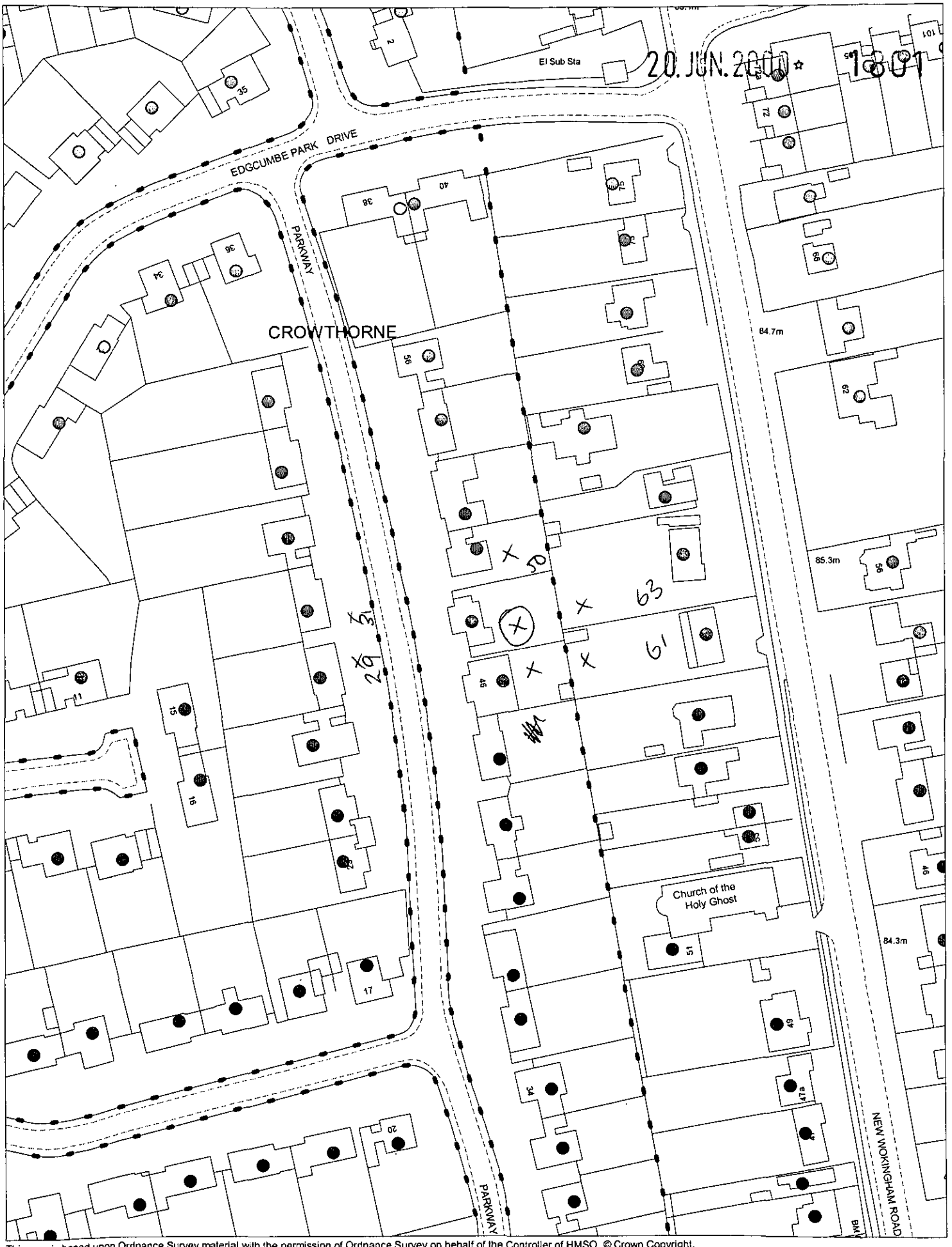
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O 783/96

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.

21 June 2000

Scale: 1 : 1250

N W E S