SYSTEMS LTD

APPLICATION NO:
F/2000/1752

LOCATION:
5 Crecy Close, Wokingham.

APPLICANT:
Mr Mrs Harfleet C/O Andesign

PROPOSAL:
Proposed two storey side extension to dwelling

EARLIEST DATE FOR DECISION: **17/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
09/08/2000

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2000/1752

Parish: **WOKINGHAM**

Location: **5, Crecy Close, Wokingham.**

Proposal: **Proposed two storey side extension 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 area shown on the permitted drawings for vehicle garaging and parking 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.

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 additional windows or similar openings shall be constructed in the south-west, first floor side elevation.

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

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

John Mitchell
Development Control Manager
Date: 28/07/2000

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	1752	NL
BUILDING CONTROL NUMBER.	H 2000/0745	Paul
~~APPLICANT~~/AGENT	Andesign	
ADDRESS OF SITE	5 Grey Close Gooselill WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	2 storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3002	AH/E/3002
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/7/00.	
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	

Application Number F/2000/1752
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	works -
3	SC23	SC06	Garaging + Parking
4	SC08	SR05	"No additional windows"
			"South-west, ~~[illegible]~~ first floor, side
			elevation"

John Mutlen
28/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 5 Crecy Close Wokingham.

APPLICATION NUMBER: F/2000/1752

OFFICER: Nicola Lake

DATE OF SITE VISIT: 14.7.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on lampost.

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES There will be a foot path to the side of the property the dwelling on the opposite side of F path has 1 side facing window. Laurel hedging to the rear - one side facing window at the moment. Double garage to the front with good distance to front and to the rear.

pergola on the rear

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1752

Applicant : Mr Mrs Harfleet C/O Andesign.

Location : 5, Crecy Close, , Wokingham.
Proposal : Proposed two storey side extension to dwelling

Site Notice Displayed ? :	YES	NO	DATE
	✓		14.7.2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....14.7.2000.....

Date Registered : 14/06/2000

Earliest Date for Decision : 17/07/2000

Latest Consultation Date/Site Notice Expiry Date : 17/07/2000

This application will have expired on: 09/08/2000. 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 :

Highways - No objection subject to condition
Wokingham T.C - No objections

Planning Issues :

Site Designation - within the Identified Settlement

1.) Impact upon the adjacent dwellings

2.) Impact upon the character and amenity of the Streetscene.

Application Number: F/2000/1752

Appraisal :

1) Impact upon the residential amenity of the adjacent dwellings

The proposed development is for a 2/3 side extension which will project out by 2.9m from the existing side elevation of the dwelling.

The proposed development is on the far side of property, adjacent to the footpath. There will be no side facing windows.

As such, there will be no overlooking, overshadowing or overbearing, hence there will be no detrimental impact upon the residential amenity of the adjacent dwellings

2) Impact upon the character and appearance of the street scene.

The proposed development will not project out on front of the property and will be on the far side of the house from the shared drive way. Although the extension will be closer to footpath than the existing dwelling other forms of dwellings are already this close to the footpath.

As such the proposed extension is in keeping with the character of the existing dwelling and the wider area. Hence, there will be no detrimental impact upon the character or appearance of the street scene.

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

Received by Wokingham District Council

Application No: F/2000/1752

Proposal:
Proposed two storey side extension to dwelling

Location:
5, Crecy Close, , Wokingham.

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

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

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

***Comments should be sent in writing* QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/07/2000. 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

23 June 2000

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

Tel: (0118) 974 6481

Date: **23 June 2000**

My ref: F/2000/1752

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2000/1752
5, Crecy Close, , Wokingham.
Proposed two storey side extension 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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/1752**
5, Crecy Close, , Wokingham.
Proposed two storey side extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

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

Tel: (0118) 974 6481

Date: **23 June 2000**

My ref: F/2000/1752

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

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Case officer: **Nicola Lake** Application Number: **F/2000/1752**
5, Crecy Close, , Wokingham.
Proposed two storey side extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: (0118) 974 6481

Date: **23 June 2000**

My ref: F/2000/1752

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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/2000/1752
5, Crecy Close, , Wokingham.
Proposed two storey side extension to dwelling

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/1752**
5, Crecy Close, , Wokingham.
Proposed two storey side extension to dwelling
I wish this application to be listed should the officers recommendation be for_____
*and my reason(s) are*_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

PLANNING SERVICES	HPT
POL	
DC	
APP	
CS	
19 JUL 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Nichola Lake

Application Number: F/2000/1752

Proposal: Proposed two storey side extension to dwelling.

Site Address: 5 Crecy Close, Wokingham.

Applicant: Mr & Mrs Harfleet C/O Andesign

Your observations are required in respect of this application by **17/07/2000**

No objections

SIGNED: _____ **DATE:** 17/07/00

CLERK TO Wokingham Town Council

NL

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/1752 relates.

Address of site 5 CRECY CLOSE

WOOSEHILL WOKINGHAM RG41 3YZ

Signed [signature]

Date 30 . V 2000

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 23 June 2000

Application Number: F/2000/1752

Proposal: Proposed two storey side extension to dwelling

Parish: WOKINGHAM TOWN

Site Address:
5, Crecy Close, , Wokingham.

Applicant:
Mr Mrs Harfleet 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. (parking & garaging)
SR:06.

Signed: _____ **Print name:** Stephanie Knowles

03/07/00.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 14 JUN 2000	
Officer: NL	Application No. F/2000/1752

Map No. 75 Site 0-05
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 5 CRECY CLOSE

Parish: WOKINGHAM Ward: Evendons

23.6.2000

Applicant: MR/MRS HARFLEET

Fee Received 95-00 (7) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ *tick if required*

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
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			

Environmental Services

For office use only.
Application number: 14.JUN.2000* 1752

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 P.H. HARFLEET
	Address and postcode	5 CRECY CLOSE WOOSEHILL WOKINGHAM, BERKS RG41 3UZ
	Phone number	9782601
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	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 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

ADDRESS 5 CRECY CLOSE PARISH WOKINGHAM

PLOT No. 61. WOOSEHILL AREA 9 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
08932	Taylor Woodrow	Det house & garage	28. 9. 78	NA CA
BR10257	" "	" " "	21. 2. 79	App NA
31095			10.8.88	CLH
BRA5414	MR. P. MARLWELL	5/ST. HT.	19.7.88	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

14.JUN.2000* 1752

14 JUN 2000 1752



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Development Control Section, Environmental Services, Wokingham District Council.
19 June 2000

Scale: 1 : 1250

N
W E
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