APPLICATION NO:

F/2001/3816

LOCATION:

9 Heatherdene Avenue, Crowthorne. (St Mawrs)

APPLICANT:

Mr & Mrs Hawker C/O The Day Tanner Partnership

PROPOSAL:

Proposed erection of replacement garage with garden store and games room over.

EARLIEST DATE FOR DECISION: **26/05/2001**

2x DAW exp: 29/5/01

APPLICATION WILL HAVE EXPIRED ON:

12/06/2001

CASE OFFICER: **Natalie Brown**

APPROVED

D1 228

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Hawker
C/O The Day Tanner Partnership
Bagshot House
37 - 39 High Street
Bagshot
Surrey
GU19 5AF

Application Number: F/2001/3816

Parish: **FINCHAMPSTEAD**

Location: **9, Heatherdene Avenue, Crowthorne.**

Proposal: **Proposed erection of replacement garage with garden store and games room over.**

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 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.

Condition
3. 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
4. The building hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of and ancillary to the residential dwelling located on the site.

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) no additional windows or similar openings shall be constructed in the roof and first floor of the south elevation of the building hereby permitted except for any which may be shown on the approved drawing(s).

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

Reason
4. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

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 STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 01/06/2001

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.

Tel. 0118 974 6450 (Direct Line)
E-mail: Basia.Polnik@wokingham.gov.uk
Date. 15 October, 2001
My ref. BC/DC/2001/3816

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

Mr & Mrs A J Hawker
c/o Day Tanner Partnership
37-39 High Street
Bagshot
GU19 5AF

Dear Sirs

PLANNING PERMISSION 2001/3816
SITE: 9 HEATHERDENE 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 2001/3816 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

MRS B POLNIK
Senior Planning Officer

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

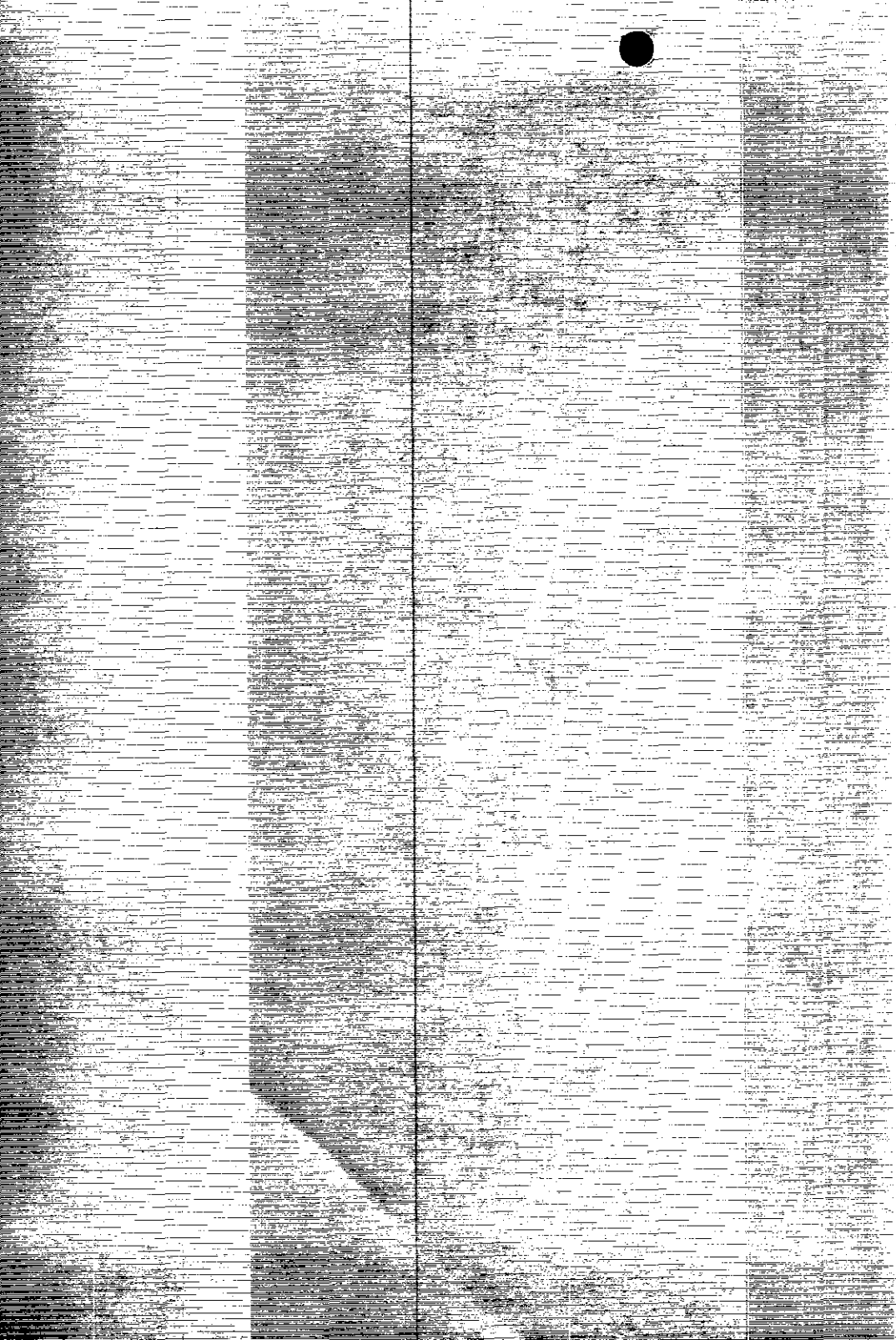
SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3816	NB
BUILDING CONTROL NUMBER	K/2001/2181	South
~~APPLICANT~~/AGENT	Day Tanner	
ADDRESS OF SITE	9 Heatherdene Avenue Cranham. FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	erect replacement garage with garden store + games room over	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1668/03	1668/03
ELEVATIONS	1668/02	1668/04
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	1/6/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	14/9/01	

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	



F/2001/3816 · (CIA: 16/01)

received after app'n approved

RAILTRACK
SOUTHERN

POL	449-21
DC	NS
APP	
CS	
25 JUN 2001	
COPIES TO:	ACK:
	FILE:

Wokingham District Council
Environmental Services Department
Planning Services, P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Outside Party Engineer (West)
Railtrack Southern
CP2-2-H
Waterloo Station
London SE1 8SW

Tel 0207 902 3183
Fax 0207 902 3632
O/R: C7/01/132/1/165/BP
20th June 2001

Application No: F/2001/3816
Fao: Natalie Brown

Dear Madam/Miss,

Re: TOWN & COUNTRY PLANNING ACT 1990:

Location: 9 Heatherdene Avenue, Upside, C/End, Crowthorne.

Proposal: Erect a Replacement Garage with Garden Store and Games Room Over.

Thank you for your letter dated 1st May 2001 asking for Railtrack's comments about the above application for planning permission, I do apologise for the **very late** response.

Please find attached copy of Railtrack's standard requirements i.e. (**Comments/Conditions** to be observed in connection with all development of land adjacent to the railway) which as appropriate will need to be taken into account by the developer, **to ensure the integrity of Railtrack's infrastructure and the safety of operational railway at all times.**

I have examined site plan no 1668/03 that was enclosed and there are no objections in principle to what is shown.

If planning permission is **granted** for the proposed development, Railtrack will be obliged if you would request the **applicant / developer** to respond direct to this office with regards to the standard **'Comments & Conditions'**, where applicable in this case.

Your assistance with all of Railtrack's interests and safety concerns will be very much appreciated, once again I apologise for the late response and any inconvenience caused, will you please advise me of the outcome of this application at your earliest convenience.

Yours faithfully,

Bernard Purcell
For Engineering Manager

cc: The Day Tanner Partnership, Bagshot House, 37-39 High Street, Bagshot, Surrey GU19 5AF

Enclosure: Comments/Conditions to be observed in connection with the development of land adjacent to the Railway.

WkhmCn18.Doc

Comments / Conditions To Be Observed In Connection With The Development Of Land Adjacent To The Railway

Planning Matters:

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage etc. caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance notes should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause potential hazards to rail traffic, particularly where the railway is at or below the general ground level.

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached information sheet on page 5 headed "Tree Species", and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railtrack's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping etc. may be required to prevent damage to Railtrack's infrastructure and the train operators' trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance /renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

Building Regulation Matters:

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new / existing structures and the nearest railway feature, such as a level crossing, bridge or station.

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

6. Full details of proposed drainage systems will be required. All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of 2 metres from the railway boundary.

   The use of soakaways is not favoured by Railtrack and therefore is unacceptable as they could have a detrimental effect on Railtrack's land. The drainage system should be designed to take this into account.

   No increases in surface water discharge into a Railtrack maintained drain or culvert may be made without prior written consent.

Additional Requirements for Protecting Railtrack's Interests:

7. For all new developments adjacent to operational lines Railtrack accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.

8. All works, both temporary and permanent, should be designed and constructed so that they will have no influence on the stability of Railtrack's structures and adjoining land.

9. Common boundary or support walls must be of reinforced concrete. Sheet piling will not be acceptable, due to early corrosion.
10. Vibro-compaction will not be permitted, especially in the vicinity of structures, embankments or cutting slopes.

11. Railtrack advise that the use of bored, cast in-situ reinforced concrete piles are recommended. Normally these have no detrimental vibration effects during construction.

12. All structures should be situated at a minimum distance of 2 metres from Railtrack's boundary fence and at a sufficient distance to enable construction to proceed without, in the Railtrack Engineer's opinion, the risk of affecting the normal and safe running of the railway. This clearance will also enable construction and maintenance to proceed without the need to enter on to Railtrack property. Please note that unless previous safety protection has been arranged, access on to Railtrack property will not be permitted for any activity associated with any works.

13. Where the proposal includes the demolition of any existing buildings Railtrack will need to approve full details of the proposed method of demolition (together with those for temporary works) in the form of a Method Statement.

14. All new construction should be sufficiently clear of the boundary, and all foundations should be so designed, that they do not impose any surcharge on railway cutting slopes or structures. In addition, it should be borne in mind that cutting slopes could be subject to erosion through the effects of weathering, and all new construction should be at a sufficient distance from the slope to take this into account.

    At **no time** should an embankment **supporting** the railway be **cut into** or **built** upon.

15. A suitable kerb or approved crash barrier must be provided along any road or parking area adjacent to Railtrack's fencing to prevent damage by vehicles. Such barriers are to be positioned so as not to afford a means of scaling the fencing.

16. Railtrack reserves the right to request the screening of any light, including vehicular lights, which may interfere with the sighting of signalling apparatus and /or train drivers' vision on approaching trains.

17. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possessions of the track.

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

19. Full details of any tower cranes to be used on site should be submitted for approval, together with a plan showing the relevant jib radius. The cranes (and any other plant) must be positioned in such a way that, in the event of failure, they will not fall within 3 metres of the nearest rail, nor will their loads or jibs under any circumstances oversail Railtrack's property. A Method Statement must be prepared for Railtrack's approval e.g. it may be necessary to down-rate the crane capacity by 25% to reduce the risk of failure.

20. Railtrack is not in favour of play areas immediately adjacent to railway boundary fencing, due to the increased risk of trespass and vandalism. Should the proposal proceed, additional protection will need to be provided by the erection of a 3 metre high security fence adjacent to and parallel with Railtrack's own fence. The additional fence is to be maintained at the Developer's cost.

21. Golf courses will need to be screened to a minimum effective height in relation to the railway track of 6 metres, and in certain cases this may need to be increased. It is recommended that all shots/drives be directed away from the boundary to avoid the potential risk of a miss-hit golf ball causing damage or injury to passing trains, and railway staff or passengers.

22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

23. All costs incurred by Railtrack in connection with the works should be reimbursed by the Developer. A Third Party Works Request Form is to be completed and submitted to this office before work commences. This form is available on request.

TREE SPECIES

Not Recommended	Permitted
Alnus glutinosa (Alder)	Betula (spp) (Birch)
Populus (spp) (Aspen, Poplar)	Malus Sylvestris (Crab Apple)
Fagus Sylvatica (Beech)	Acer Campestre (Field Maple)
Prunus Avium (Wild Cherry)	Prunus Padus (Bird Cherry)
Carpinus Betulus (Hornbeam)	Pyrys Communis (Wild Pear)
Tilia Cordata (Small-leaved Lime)	Pinus (spp) (Fir Trees - Pines)
Quercus (spp) (Oak)	Cretaegus (spp) (Hawthorn)
Salix Willow (spp) (Willows)	Corylus Avellana (Hazel)
Acer (spp) (Sycamore, Norway Maple)	Sorbus (spp) (Mountain Ash, Whitebeams)
Aesculus Hippocastanum (Horse Chestnut)	Robinia (Pseudo) (False Acacia)
Castanea Sativa (Sweet Chestnut)	Shrubby Salix (Willow Shrubs)
Platanus Hispanica (London Plane)	Thuja Plicata 'Zebrina'

BORDER LINE

Fraximus Excelsior (Ash)

OTHER TREES TO BE REFERRED

Please note, the following complimentary guidelines are also available, which highlight some of Railtrack's safety concerns on the following subjects:

CG1-Mechanical Plant Working Adjacent to the Railway.
CG2-Development Above/Adjacent to Railway Tunnels.
CG3-Lighting Schemes Adjacent to the Railway.
CG4-Demolition Adjacent to the Railway.
CG5-Tree/Scrub Planting Adjacent to the Railway.
CG6-New Golf Course Schemes Adjacent to the Railway.
CG7-Recreational Schemes Adjacent to the Railway.
CG8-New Development Boundary Fencing Adjacent to the Railway.
CG9-Cranes Working Adjacent to the Railway.
CG10-Fire precautions for installations/Storage of Hazardous Substances/Materials adjacent to the Railway.
CG11- Railway Bridge Attachments.
CG12 Laying Services Overline Railway Structures.
CG13-Laying Services Underline Railway Structures.
CG14-Remedial Works to Services Under/ Adjacent to Railtrack's Infrastructure.

CG16-Near / Adjacent 'Piling' Scheme/s.

However it does need to be noted that the <u>above</u> guidelines are only to be used as an informative of some of Railtrack's additional safety concerns.

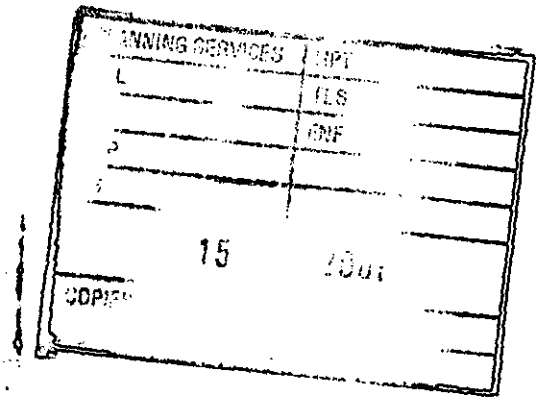
Tel. (0118) 974 6492

Date: 01 May 2001

Your Ref:

My Ref: Natalie Brown
F/2001/3816

The Owner / Occupier
222
DUKES RIDE
CROWTHORNE
BERKSHIRE
RG456DS



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 Sir/Madam

Application Number: F/2001/3816

Site Address: 9, Heatherdene Avenue, Crowthorne.

Proposal: Proposed erection of replacement garage with garden store and games room over..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at the District Council Planning Services reception at the offices in Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2001/3816** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made.

You can also make comments using the District Councils web site at *www.wokingham.gov.uk* , look under Planning.

Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Natalie Brown**, on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

Received by Wokingham District Council

Application No: F/2001/3816

Proposal:
Proposed erection of replacement garage with garden store and games room over.

Location:
9, Heatherdene 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. 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/05/2001. 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

01 May 2001

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

Tel: (0118) 974 6492

Date: **01 May 2001**

My ref: F/2001/3816

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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/2001/3816
9, Heatherdene Avenue, , Crowthorne.
Proposed erection of replacement garage with garden store and games room over.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3816**
9, Heatherdene Avenue, , Crowthorne.
Proposed erection of replacement garage with garden store and games room over.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

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

Tel: (0118) 974 6492

Date: **01 May 2001**

My ref: F/2001/3816

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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

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If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3816**
9, Heatherdene Avenue, , Crowthorne.
Proposed erection of replacement garage with garden store and games room over.
*I wish this application to be listed should the officers recommendation be for*_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/3816

Applicant : Mr & Mrs Hawker C/O The Day Tanner Partnership.

Location : 9, Heatherdene Avenue, , Crowthorne.
Proposal : Proposed erection of replacement garage with garden store and games room over.

Site Notice Displayed ? :

YES	NO	DATE
	✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 4/5

Date Registered : 17/04/2001

Earliest Date for Decision : 26/05/2001

Latest Consultation Date/Site Notice Expiry Date : 26/05/2001

This application will have expired on: 12/06/2001. 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 :

Fstead PC: 21/5; objects on grounds that new roof would be obtrusive

Highways: garaging + turning cond

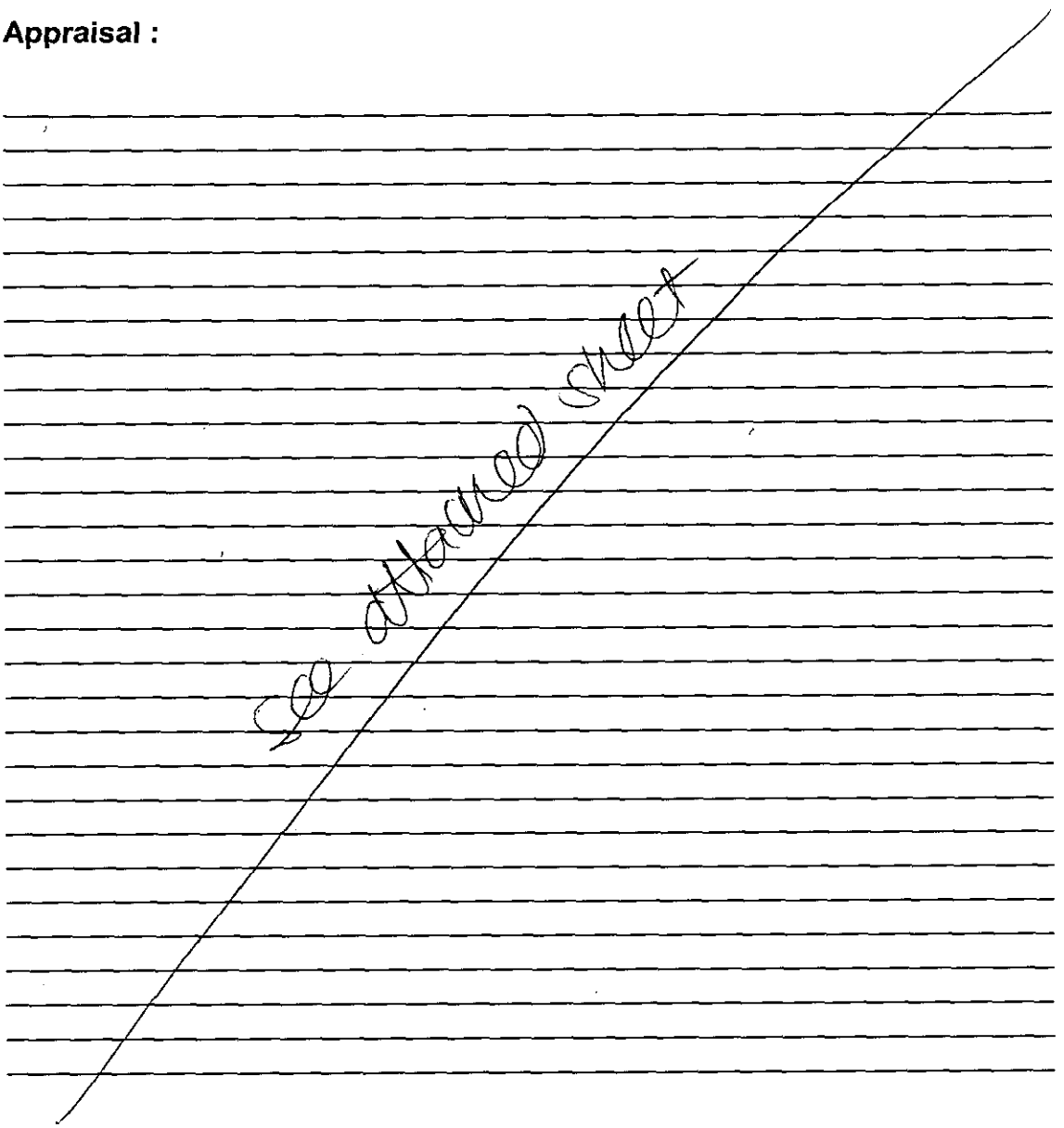
Landscape: 10/5; no objection - replacement garage to be built on a similar footprint + not extending further at the front - The conifers will not need to be removed -

Bracknell BC: 11/5; provided case officer satisfied ~~that~~ proposal will not be visually intrusive + the scale is in keeping with existing dwellings + surrounding properties - they have no objection.

Planning Issues : (IDd sett)

Application Number: F/2001/3816

Appraisal :



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

Application Number F/2001/3816
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	full pem - 5yrs.
	C014	R014	& finishes to match.
	C019	R019	hanging to be retained
	C062	R062	ancillary accomodation ins: ~~gang~~ building
	C044	R044	Roof and first floor / south elevation

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	—
SOUTH-EAST AREA LOCAL PLAN POLICIES:	ENV1, SBE1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	NOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:	—
BERKSHIRE STRUCTURE PLAN POLICIES:	ENV1
MINERALS LOCAL PLAN POLICIES:	—

RECOMMENDATION AND CONDITIONS/REASONS AGREED: John Murray
(Development Control Manager)

Date: 1/6/01

RECORD OF SITE VISIT

SITE ADDRESS: 9 Heatherdene Avenue Crowthorne.

APPLICATION NUMBER: F/2001/3816

OFFICER: Natalie Brown

DATE OF SITE VISIT: 4/5/01

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS
Established residential – new flats on corner

3. DESCRIPTION OF SITE/BUILDING
existing detached double garage - pebble dashed side. (△) - pitched roof existing ridge height below eaves of dwellings along boundary from carpark of new Taywood Home d'mes
1.8m fence along this boundary (& comes from front of existing garage → rear)

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached - see plan.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2001/3816

Appraisal:

Development
Replacement garage with garden store and games room above.

	Existing Garage (approx.)	Proposed Garage
Length	8.6m	10m
Width	5.1m	5.1m
Height (ridge)	3.7m	5.7m
Height (eaves)	2.4m	3.1m
Distance from Road	15m	15m
Distance from side boundary	0.3-0.4m	0.3-0.4m

As can be seen by the table above, the only change over the existing would be that it would be 2m higher and be 1.4m longer in length. It would extend no closer to the road, and no closer to the side boundary. This side boundary is a 1.8m fence with conifer hedging in front of the garage to the road. This boundary is with a new Taywood Homes development of flats, the car park of these flats is along this boundary.

1) Impact upon neighbouring properties
The proposed development would extend no closer to the side and front boundaries of the property. It is considered that there would be no adverse effect to neighbouring properties as the nearest property would be the new flats which have their parking area between the flats and the boundary.
It is considered that there would be adverse effects upon neighbouring properties in terms of overshadowing, overbearing and through being overbearing.

2) Impact upon the character of the streetscene
The Parish Council was concerned the new roof would be obtrusive, however, the new roof line at 2m higher would be pitched, with a small half hip in the front and rear elevations. The proposed garage would also be set behind the front building line of the existing dwelling. The proposed garage would occupy the same footprint of the existing garage except be 1.4m longer and extend no closer to the highway. It would incorporate two dormer windows for the games room, which would face the dwelling and so not form a feature detrimental to the streetscene. The landscape department also had no objection to the proposals.
It is therefore considered that the proposed development would have no adverse effects upon the character of the area.

3) Impact upon highway safety (parking provision)
Provided that the garage is kept as a garage and not converted to any other use, the Highway department has no objection to the proposed development.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	17 APR 2001
Officer: NAB	Application No. F/2001/3816

Map No. 116 Site 0-06
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF REPLACEMENT GARAGE WITH GARDEN STORE AND GAMES ROOM OVER

Location: 9 HEATHER DENE AVENUE

Parish: ~~WOK W/OUT~~ FINCHAMPSTEAD Ward: Finch South 1.5.01 B

Applicant: MR/MRS HAWKER

Fee Received 95-00 (8) 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 : 1.5.01 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 ✓ : Braclan
~~Adjacent Parish~~ : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency : .....

Rail Track ✓ Southern Zone
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 neighbour notices

FROM: Natalie Brown

DATE: 01 May 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/3816

Proposal: Proposed erection of replacement garage with garden store and games room over..

Site Address: 9, Heatherdene Avenue, , Crowthorne.

Applicant: Mr & Mrs Hawker C/O The Day Tanner Partnership.

Your observations are required in respect of this application **by 26/05/2001** .

Objection on the ground that the proposed roof height of the new development would be obtrusive.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
21 MAY 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: C.S. Clerk

DATE: 18-5-01

Clerk To Finchampstead Parish/Town Council.

Planning & Transportation

Director of Planning & Transportation : George Kingston MA (Oxon) DipTP MRTPI
Borough Planning Officer : Mike Holmes BSc (Econ) DipTP MRTPI

This matter is being dealt with by:

Julia Bird (Direct Line 351136)

My ref: JB/DC/6/3
Your ref: F/2001/3816

Date: 8 May 2001

PLANNING SERVICES	HPT 43156
POL	TLS
DC NB	ENF
APP	
CS	
11 MAY 2001	
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	FILE:

Time Square
Market Street
Bracknell
Berkshire
RG12 1JD
☎ 01344 424642
Fax 01344.351104
DX 33611 Bracknell
Minicom 01344 352045
www.bracknell-forest.gov.uk

Development Control Manager
Wokingham District Council
P.O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

FAO: Natalie Brown

Dear Sirs

Town and Country Planning Act 1990
Planning application number F/2001/3816
Site: 9 Heatherdene Avenue, Crowthorne
Description: Proposed erection of replacement garage with garden store and games room over.

I am writing with reference to your letter dated 1 May 2001. Thank you for consulting this Authority on the above planning application.

Providing the case officer is satisfied that the proposal will not be visually intrusive and the scale is in keeping with the existing dwelling and surrounding properties, I confirm that this Authority does not wish to raise any objection to the proposed development.

If you wish to discuss this matter further please contact Julia Bird on direct line (01344) 351136 (Monday – Thursday).

Yours faithfully

E. A. Kinig

for **Borough Planning Officer**

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 10 May 2001

Location:	9 Heatherdean Avenue, Crowthorne
Proposal:	Proposed erection of replacement garage with garden store and games room over.
Application Number:	F/2001/3816

In response to your consultation dated 1 May 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals. A line of conifers forms part of the southern boundary of the site to the front of the existing garage, however they are not particularly significant trees within the locality. As the replacement garage is to be built on a very similar footprint to the existing garage and is not extending out any further at the front, the conifers will not need to be removed.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 01 May 2001

Application Number: F/2001/3816

Proposal: Proposed erection of replacement garage with garden store and games room over.

Parish: FINCHAMPSTEAD PARISH

Site Address:
9, Heatherdene Avenue, , Crowthorne.

Applicant:
Mr & Mrs Hawker C/O The Day Tanner Partnership.

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.

Signed: _____ **Print name:** Adam Coggins. 3/5/01

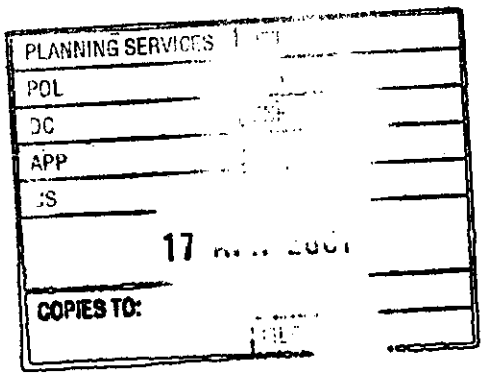
DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

17 APR 2001 3316

AID/LC/1668

12 April 2001

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



Dear Sirs

REPLACEMENT GARAGE AT 9 HEATHERDENE AVENUE, CROWTHORNE

Please find enclosed the following documents in order that we may make a planning application for the above works:

Six copies each of our drawings numbers 1668/02 and 1668/03
Six copies of the completed Householder planning application form
Deposit cheque in the sum of £95.00

It is anticipated that the proposed works will involve the removal of a large concrete garage from the site with the erection of a new brick garage built in a style to suit the existing house. It is proposed that the new garage will be the same width as the existing structure but will be approximately 1m longer. The new garage will include a small w.c. and garden store to the rear, with a new games room built over. There is no dwelling adjacent to this boundary on the neighbouring side, merely a car park serving the nearby flats.

If you have any further queries or comments please do not hesitate to contact us.

Yours faithfully

Matthew Aves.

M D Aves

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

St Andrews 9 Heatherdene Avenue

ADDRESS

PARISH Finchampstead

PLOT No.

ORD. SHEET No. SU 8364 (116)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR. 8959	Mr. J. Summonds	S/Storey extension	6.7.78.	N/A APP.
42369	PERFECTFIELD LTD.	2/ST & S/ST. EXTS/GARAGE	12.4.94	C/A
FP94/2558	M. WALLER	2/ST. EXT.	6.6.94	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 17.APR.2001 * 3816

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 A HAWKER
	Address and postcode	9 HEATHERDENE AVENUE, CROWTHORNE, BERKSHIRE RG45 6AA
	Phone number	
2	Agent's Name	THE DAY TANNER PARTNERSHIP
	Address and postcode	BAGSHOT HOUSE, 37-39 HIGH STREET, BAGSHOT, SURREY GU19 5AF
	Phone number	01276 451456
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.	9 HEATHERDENE AVENUE, CROWTHORNE, BERKSHIRE
4	Give brief details of the proposal for example, two storey side extension.	About the application: REPLACEMENT GARAGE WITH GARDEN STORE & GAMES ROOM OVER
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.	RED BRICKWORK & CLAY ROOF TILES TO MATCH EXISTING HOUSE
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

1305B

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.	
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

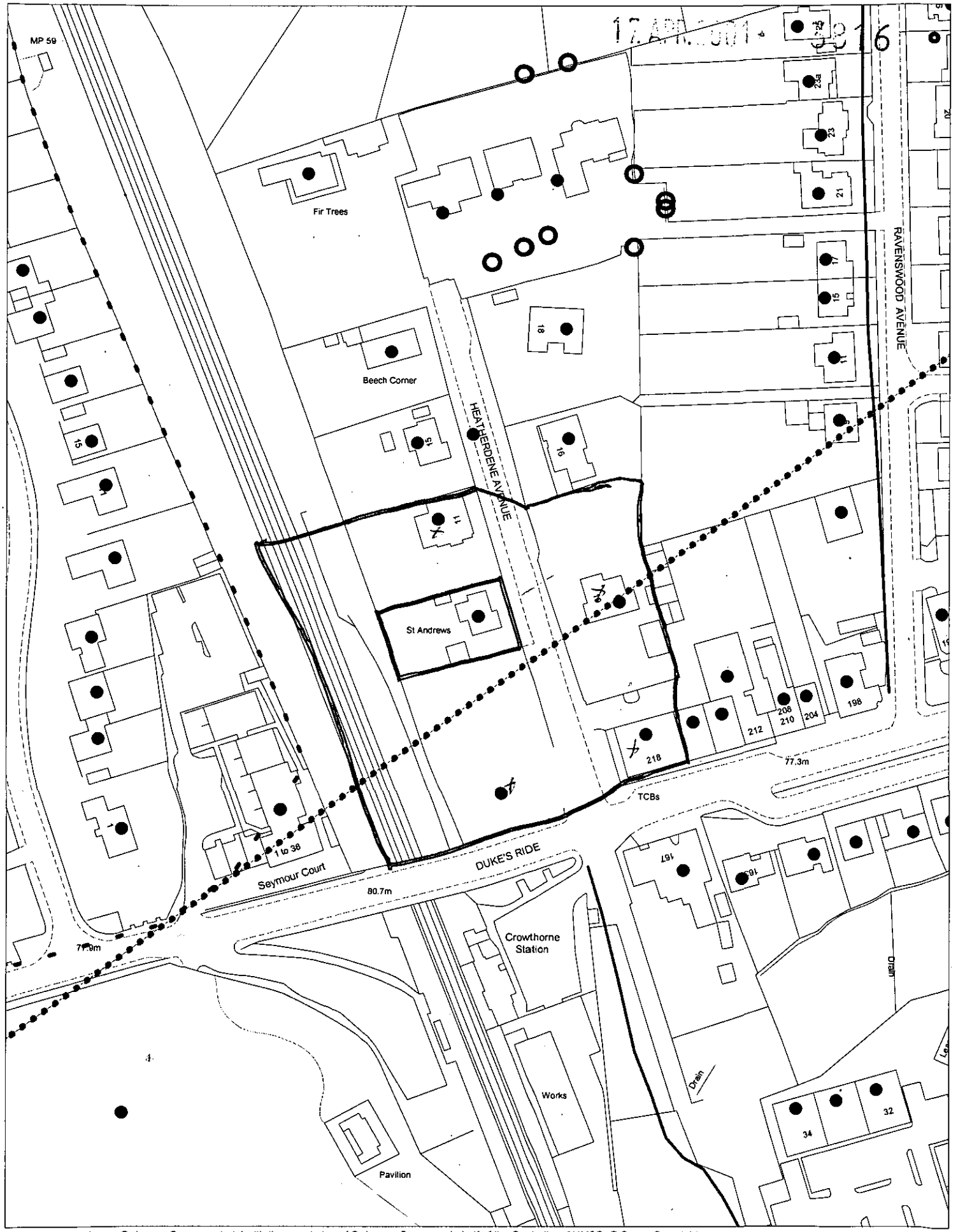
None of the land forms part of an agricultural holding.

Your signature: Martin Aves

on behalf of MR & MRS A HAWKER

Date 12/04/01

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



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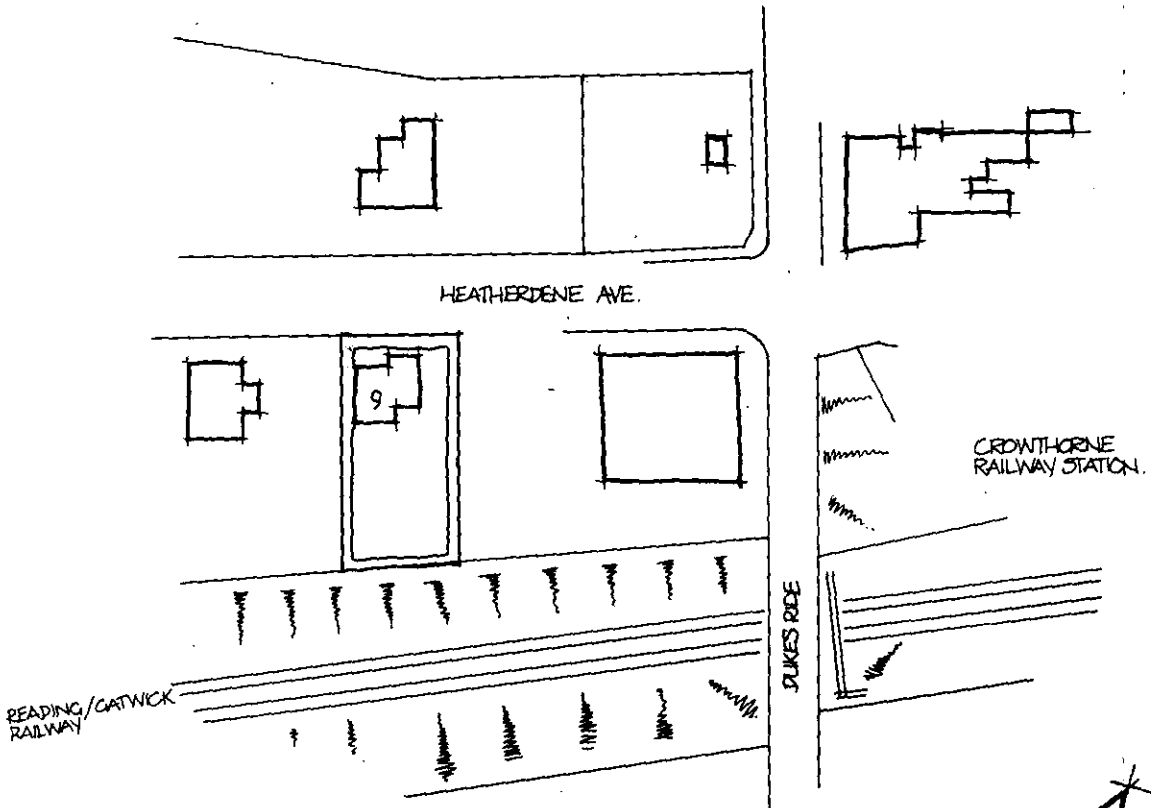
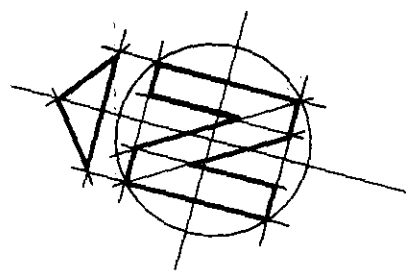
Development Control Section, Environmental Services, Wokingham District Council.

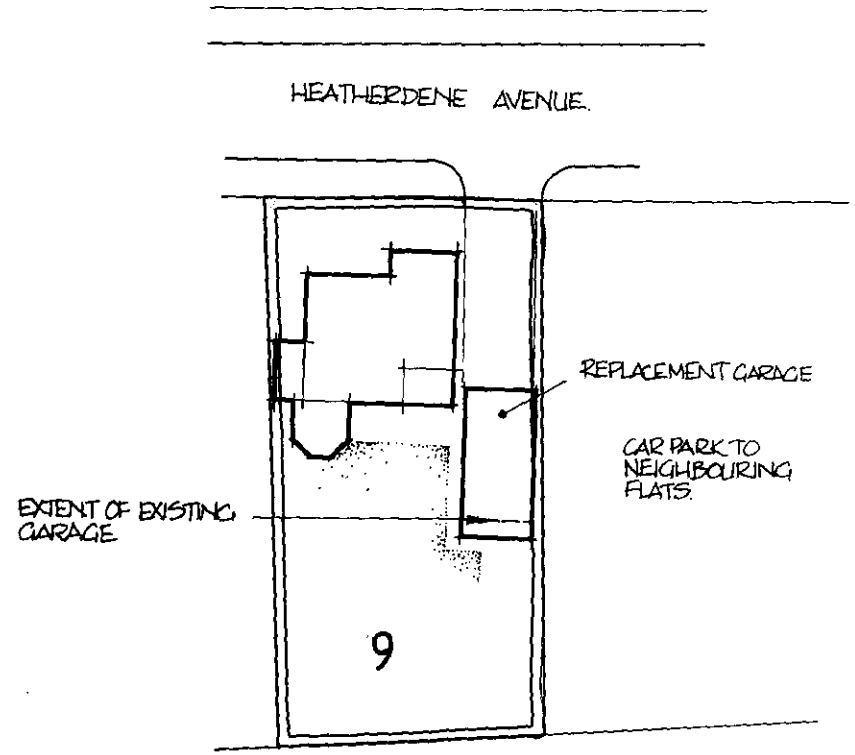
19 April 2001

Scale: 1 : 1250



LOCATION PLAN 1:1250





SITE PLAN 1:500

APPROVED
14 APR 2001

Mr & Mrs A Hawker
Replacement Garage at
9 Heatherdene Ave, Crowthorne
SITE & LOCATION PLANS

Apr. 01

1668 / 03

3811

14/9/01