SOUTHPORT U.K.
LONDON OFFICE
EX SYSTEMS LTD

APPLICATION NO:
F/2001/3541

LOCATION:
4 Lea Croft, Crowthorne.

APPLICANT:
Mr K Chandler Tony Wybrow, Key Windows

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

EARLIEST DATE FOR DECISION: **12/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
04/05/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr K Chandler
C/O Tony Wybrow
Key Windows
233 High Street
Crowthorne
Berkshire
RG45 7AH

Application Number: F/2001/3541

Parish: **WOKINGHAM WITHOUT**

Location: **4, 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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

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

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies SBE1, STV1 and STV6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell
Development Control Manager
Date: 23/04/2001

Notice checked by: _____

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

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3541

Applicant : Mr K Chandler Tony Wybrow, Key Windows.

Location : 4, Lea Croft, , Crowthorne.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		03/04/01

Date of Neighbour Notifications : .....

Date of Site Visit : 03/04/01

Date Registered : 09/03/2001

Earliest Date for Decision : 12/04/2001

Latest Consultation Date/Site Notice Expiry Date : 12/04/2001

This application will have expired on: 04/05/2001. 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 :

Neighbours : No comments received
Wokingham Without Parish Council : No Objections

Planning Issues : (identified settlement)

1) Neighbours
2) Streetscene

Application Number: F/2001/3541
Appraisal:

The proposal is for a single storey rear extension to a 2-storey extended detached house to form a conservatory.

The single storey rear extension will fit in the gap between the rear kitchen and the dining room area. It will be 2.5 metres wide and will project from the rear elevation of the house by 5 metres towards the rear garden. The northwest elevation will see a 3.1 metre projection. It will have a glazed pitched roof with an eaves height of 2.3 metres with a ridge height of 3.2 metres. To be constructed with brick to below window level. The rear garden is bounded with a 1.8 metre high enclosure.

1) Impact on neighbouring properties

No. 2, to the southeast, 0.4 metres higher, 2-storey detached house, at slight angle to No.2, extended to the rear with a single storey extension/conservatory. Due to the orientation and distance away the occupants of this property will not be affected – no adverse impact.

No. 6, to the northwest, 0.4 metres higher, 2-storey detached house. Extended to the rear with a single storey conservatory. Due to the orientation and distance away the occupants of this property will not be affected – no adverse impact.

No.51, Larkswood Drive, to the northeast, slightly lower, detached dormer bungalow detached house. Windows on flank elevation face No.4. However due to the orientation and distance away the occupants of this property will not be affected – no adverse impact.

2) Impact on street scene /visual impact.

It is considered that conservatory will not be visible from the Lea Croft or Larkswood Driver. The design and materials will match the existing house, therefore no adverse impact on street scene/visual amenity of the area.

Recommendation : Approval: [✓] ~~Refusal : [ ]~~
(tick appropriate box)

23/04/01

Application Number F/2001/3541
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
	1. COO1	ROO1	**Full Permission – 5 Years**
	2. CO14	RO14	External Finishes to Match
			Informatives
			N16 Relevant Policies
			WDLP: WBE1, WOS2/3,
			SEALP: SBE1, STV1, STV6.
			BSP: EN1

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

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

Date:_____

RECORD OF SITE VISIT

SITE ADDRESS: 4 Lea Croft
Crowthorne.

APPLICATION NUMBER: F/2001/3541

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 03/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes at front on board

2. DESCRIPTION OF SURROUNDINGS ('Residential')
No. 2, 2 storey detached house at slight angle to No 4. main windows face rear garden, extended to rear with single storey extension.
No. 6, 2 storey detached house extended to rear with conservatory

3. DESCRIPTION OF SITE/BUILDING
2 storey previously extended detached house, with detached garage at side with driveway
Brown brick, with dark red concrete tile roof, white UPVC windows + doors fascia panels + guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Site Plan.

5. SITE CONSTRAINTS

TREES — No

ACCESS/PARKING — As existing

LEVELS — No 2, 0·4m higher — No. 51, 2D' lower.

BOUNDARY TREATMENT — No 2. 1·8m high boundary which consists of fencing + ornamental brick walling —
— No. 6, 1·8m high fencing
— No 51, Lakeswood Drive 1·8–2m high fencing

OTHERS

(* Neighbours will not be affected.)

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

Tel: 0118 974 6441

Date: **19 March 2001**

My ref: F/2001/3541

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/2001/3541
4, Lea Croft, , Crowthorne.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3541**
4, Lea Croft, , Crowthorne.
Proposed single storey rear extension to dwelling to form conservatory.
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 6441

Date: **19 March 2001**

My ref: F/2001/3541

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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John Mitchell
Development Control Manager

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Proposed single storey rear extension to dwelling to form conservatory.
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 6441

Date: **19 March 2001**

My ref: F/2001/3541

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
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John Mitchell

John Mitchell
Development Control Manager

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4, Lea Croft, , Crowthorne.
Proposed single storey rear extension to dwelling to form conservatory.
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**********

Received by Wokingham District Council

Application No: F/2001/3541

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

Location:
4, 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). 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/04/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

19 March 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3541
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~27 FEB 2001~~ 09 MAR 2001

Officer: EAT | Application No. F/2001/35141

Map No. 108 Site 0.05

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: 4 LEA CROFT

Parish: WOK W/OUT Ward: Wokingham Without

Applicant: MR K CHANDLER

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

(3)

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	other side elevation	phoned to follow	09 MAR 2001
6	Floor plans		9/3	
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 : 20/03/01 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

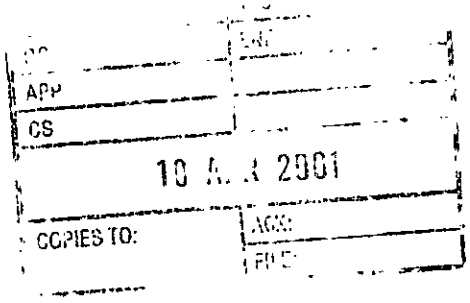
..... Site notice - See map for neighbours ✓ .....
.....
.....
.....
.....
.....
.....
.....
.....

Wokingham Without Parish Council Consultation Sheet

Officer	Andrew Thorley
No	F 2001 3541
Proposal	single storey rear extension to dwelling to form conservatory.
Site	4 Lea Croft, Crowthorne.

Committee's Comments

No objections



Signed : _____
Clerk to Wokingham Without Parish Council

10 April 2001

09.MAR2001* 3541

KEY WINDOWS

FAX MESSAGE

DATE 9/3/2001 No OF SHEETS 2

TO MRS HURST ATTN _____ FROM TONY WYBROW.

YOUR REF _____ OUR REF _____

REF: CHANDLER, 4 LEA CROFT
CROWTHORNE

SIDE ELEVATION DETAIL AS REQUESTED.
— COULD YOU PLEASE GIVE THIS YOUR
URGENT ATTENTION AS THIS PROJECT
IS VERY TIME SENSITIVE AND COULD
BE JEOPARDISED. ANY PROBLEMS
PLEASE CALL.

MANY THANKS.
TONY WYBROW.

PHONE- 01344 777515 **FAX- 01344 777525**

ADDRESS 4 LEA CROFT

PARISH WOK / WITHOUT

PLOT No. 76

ORD. SHEET No. SU 8464 [illegible]

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
182/60	BRICKARSON LTD	54 DWELLINGS	7-10-60	APP. C/[illegible]
72/61		[illegible]	26-4-61	APP. C/[illegible]
PD/448/61	MR. D. [illegible]	[illegible]	5-10-61	APP. [illegible]
836/73	[illegible]	ADDITION & EXTENSIONS	[illegible]-6-73	C/[illegible]

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 09.MAR2001* 3541

Householder planning application form

DELEGATED
WOKINGHAM DISTRICT COUNCIL

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. K. CHANDLER
	Address and postcode	4 LEA CROFT CROWTHORNE BERKS RG45 6RJ.
	Phone number	
2	Agent's Name	TONY WYBROW
	Address and postcode	KEY WINDOWS 233 HIGH ST CROWTHORNE BERKS.
	Phone number	01344 777515.
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 1.
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY TO REAR
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.	BRICKS TO MATCH HOUSE, WHITE PVCU, GLASS.
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: 4	Proposed: SAME
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: A.J. Wyborn.

on behalf of K. CHANDLER.

Date 18/02/01

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

KEY WINDOWS

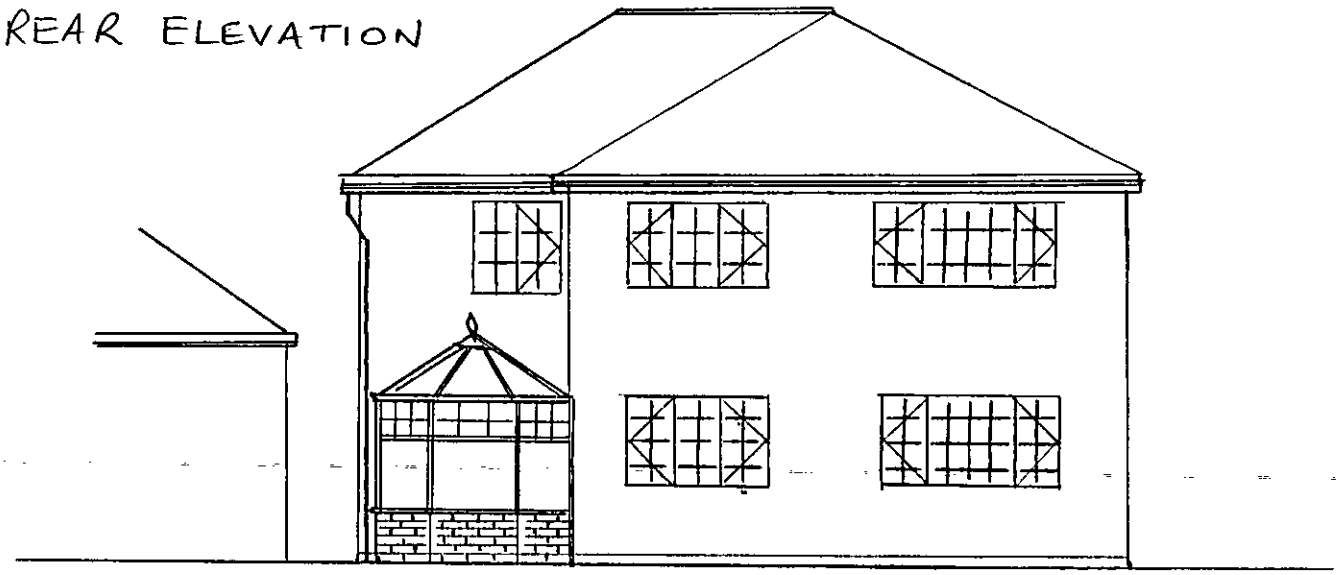
Windows • Doors • Conservatories • Rooflines Products

DELEGATED

REF : CHANDLER , 4 LEA CROFT , CROWTHORNE.

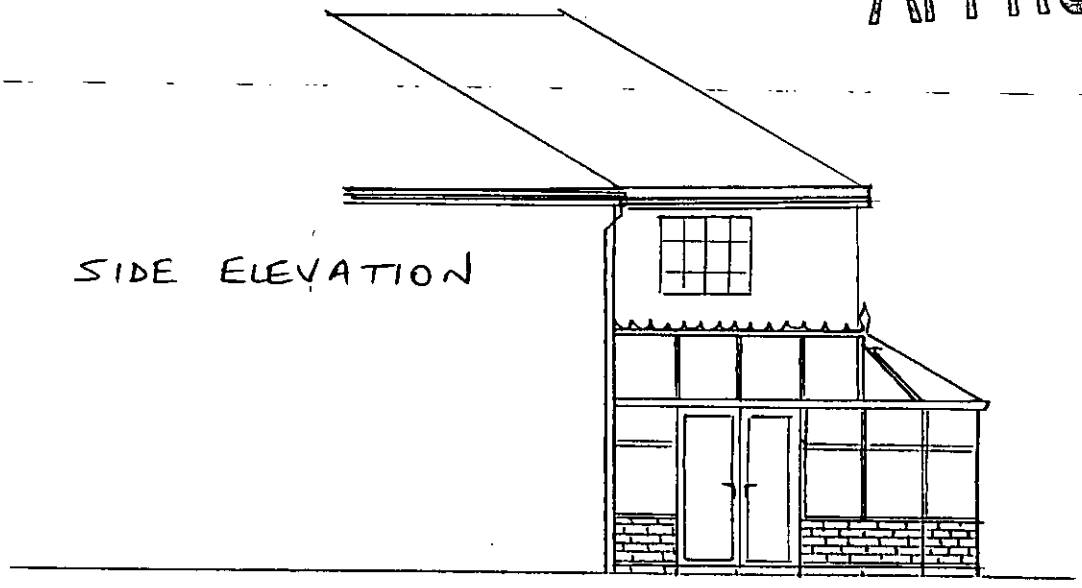
09.MAR2001* 3541

REAR ELEVATION



APPROVED

SIDE ELEVATION



SCALE 1 : 100

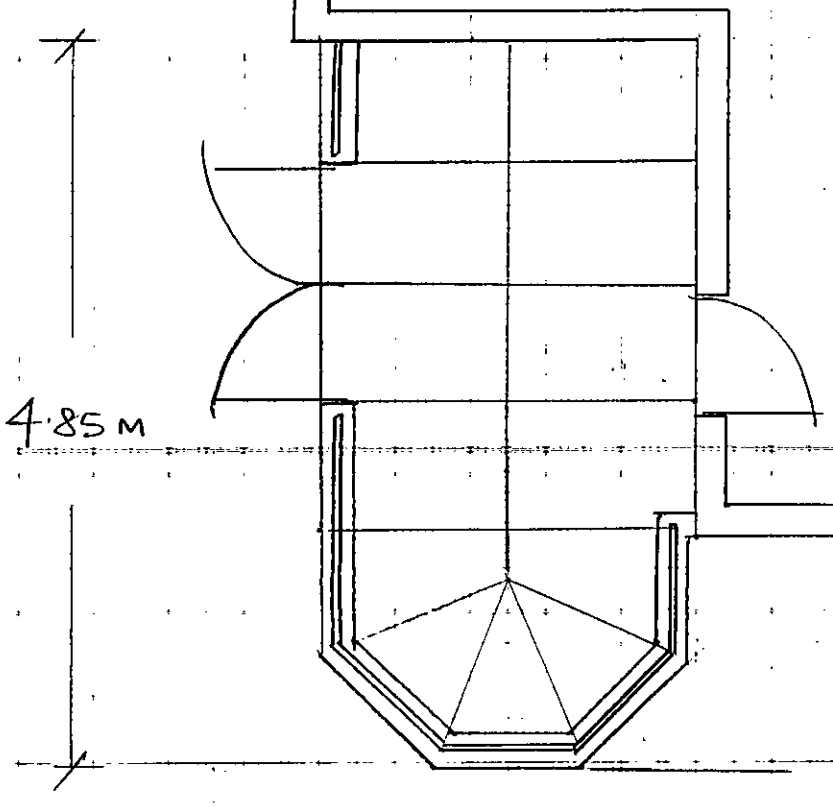
DELEGATED

KEY WINDOWS
Windows • Doors • Conservatories • Roofline Products
233 High Street, Crowthorne,
Berkshire, RG45 7AH.
Telephone: (01344) 777515 Fax: (01344) 777525

09.MAR2001* 3541

EXISTING

HOUSE.



FLOOR PLAN..

SCALE 1:50

REF : CHANDLER, 4 LEA CROFT
CROWTHORNE.

APPROVED

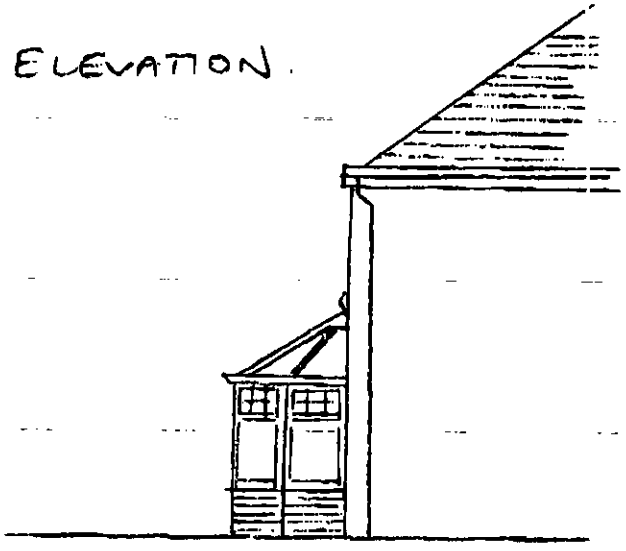
DELEGATED

KEY WINDOWS

Windows Doors Conservatories Roofline Products

REF : CHANDLER , 4 LEA CROFT, CROWTHORNE

SIDE ELEVATION.



SCALE 1 : 100

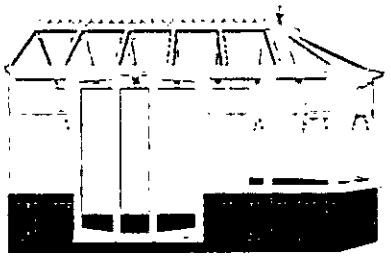
09.MAR2001* 3541

ATTN : MRS HURST.

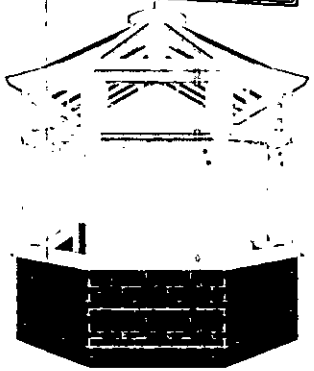
APPROVED

09.MAR2001 3541

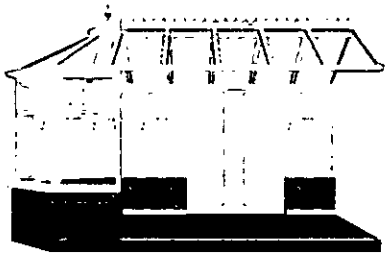
DELEGATED



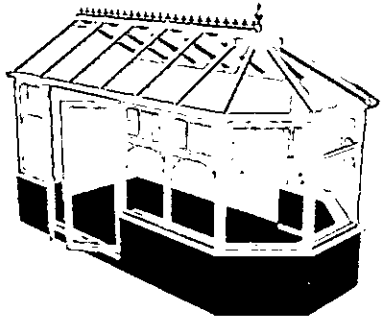
LEFT ELEVATION



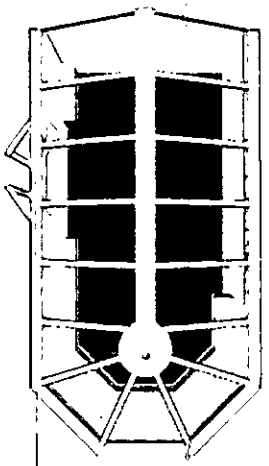
FRONT ELEVATION



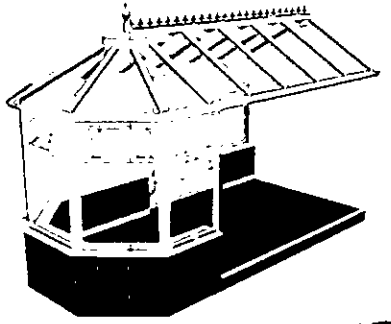
RIGHT ELEVATION



LEFT 3D VIEW



PLAN VIEW



APPROVED

RIGHT 3D VIEW

Prepared for:	Mr. & Mrs. Chandler
Reference:	Conservatory Design
Date:	2 / 9 / 2000
No of Views:	Six
Designers Signature:	

O/A Width:	2501 mm
O/A Depth:	4849 mm
Frame Height:	2100 mm
Internal Volume:	25.83 cu.m
Dwarf Wall Ht:	600 mm
Floor Area:	10.47 sq.m

KEY WINDOWS

ALBANY WORKS
WELLINGTON ROAD
CROWTHORNE, BERKS

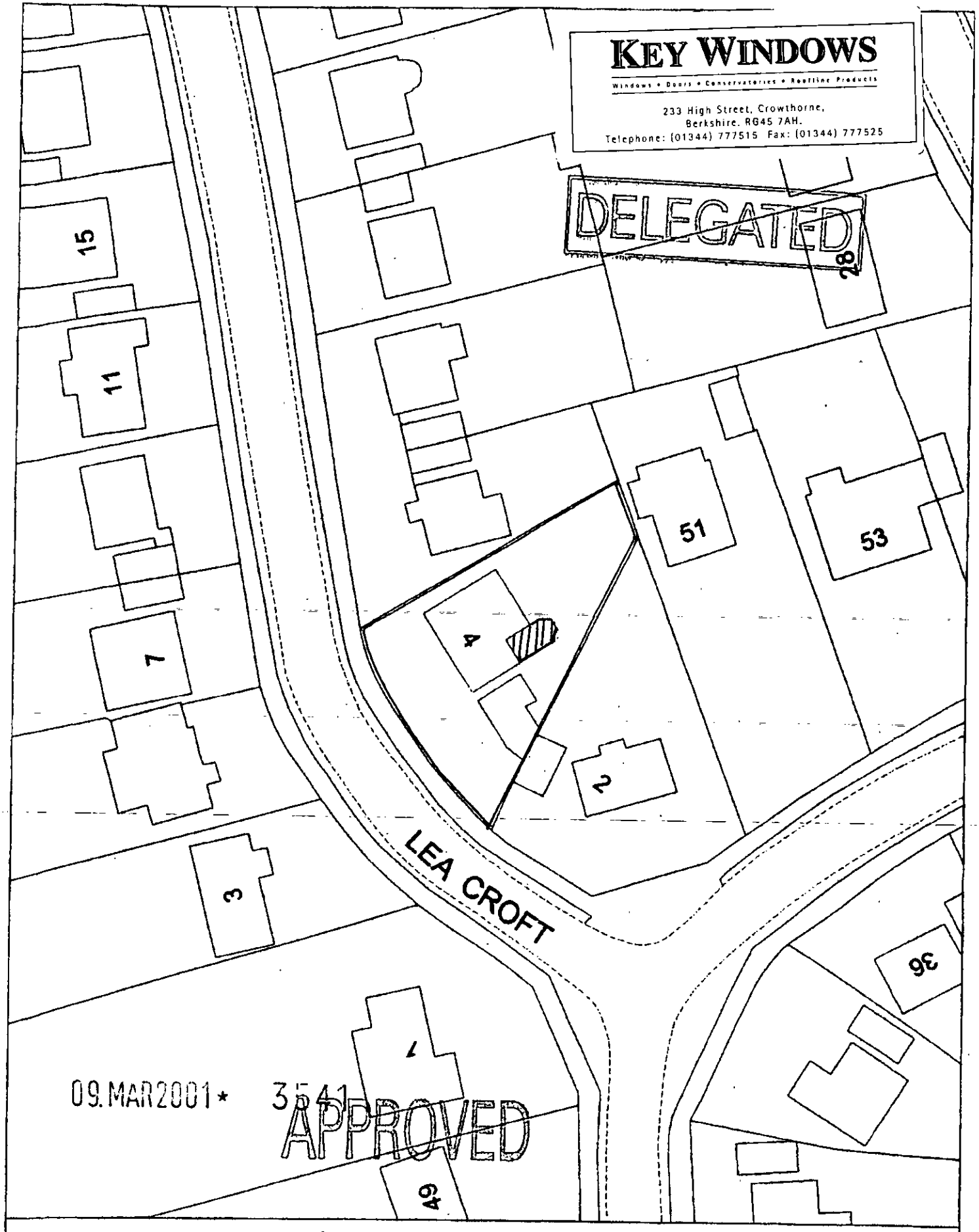
Tel : 01344 777515 Fax: 01344 777525

KEY WINDOWS

Windows • Doors • Conservatories • Roofline Products

233 High Street, Crowthorne,
Berkshire. RG45 7AH.
Telephone: (01344) 777515 Fax: (01344) 777525

DELEGATED



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APPROVED

Site Plan, Scale: 1 to 500

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KEY WINDOWS

Windows • Doors • Conservatories • Rooflite Products

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Berkshire. RG45 7AH.
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Site Plan, Scale: 1 to 2500

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Development Control Section, Environmental Services, Wokingham District Council.

5 March 2001

Scale: 1 : 1250

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