APPLICATION NO:
F/2001/3243

LOCATION:
30 Knowles Avenue, Crowthorne.

APPLICANT:
Mr & Mrs Drew C/O Greg Farrell

PROPOSAL:
Proposed first floor side extension to dwelling and single storey rear extension.

EARLIEST DATE FOR DECISION: **24/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
23/03/2001

CASE OFFICER: **Farah Humayun**

RAILEX
Marbleboard

EASIFILE EP7

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Drew
C/O Greg Farrell
43 Wendover Way
TILEHURST
Berkshire
RG30 4RU

Application Number: F/2001/3243

Parish: **FINCHAMPSTEAD**

Location: **30 Knowles Avenue, Crowthorne**

Proposal: **Proposed first floor side extension to dwelling and single storey rear extension.**

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) no additional windows or similar openings shall be constructed in the side elevation of the extensions hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. A protective fence shall be erected around trees to the rear of the garden during the construction period of the development hereby approved. The fence shall be erected at the recommended distances stated in BS 5837. This should be a minimum distance of 4.5m from the centre of the trees. The fencing shall be removed after the completion of the development.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

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 Policies EN1, OS1
South East Area Local Plan Policy SBE1
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell

John Mitchell
Development Control Manager
Date: 20/03/2001

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 6482 (Direct Line)
E-mail: Farah.Humayun@wokingham.gov.uk
Date. 23 November, 2001
My ref. BC/DC/2001/3243

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr & Mrs Drew
c/o G Farrell
43 Wendover Way
Tilehurst
Reading
RG30 4RU

Dear Sirs

PLANNING PERMISSION 2001/3243
SITE: 30 KNOWLES 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 2001/3243 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

FARAH HUMAYUN
Planning Assistant

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3243	FH
BUILDING CONTROL NUMBER.	FP2001/2235 South.	
~~APPLICANT~~/AGENT	Greg Farrell.	
ADDRESS OF SITE	30 Knowles Ave Cowthorpe FINCHAMSTEAD	
DESCRIPTION OF PROPOSED WORK	first floor side ext. (DC also s/s rear ext)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Drew 01B	Drew 01A
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	10/9/01	

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	

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/3243

Applicant : Mr & Mrs Drew C/O Greg Farrell.

Location : 30, Knowles Avenue, , Crowthorne.
Proposal : Proposed first floor side extension to dwelling and single storey rear extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		28/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 26/01/2001

Earliest Date for Decision : 24/02/2001

Latest Consultation Date/Site Notice Expiry Date : 24/02/2001

This application will have expired on: 23/03/2001. 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 :

FINCHAMPSTEAD PARISH COUNCIL - No objections.
WOKINGHAM WITHOUT - No objections.
ENVIRONMENTAL DESIGN - No objection

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON THE STREET SCENE.

Application Number: F/2001/3243

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The app. being considered is prop. first floor side extension to dwelling and single storey rear extension. The prop side extension continues the existing ridge height of the property for a further 1.5 metres. There are no proposed side facing windows. Between No 30 and No 28 there remains existing attached garage of No 30 for a distance of approx 5 metres therefore it is not considered the prop will have an adverse overlooking or overshadowing impact.

The proposed rear extension continues the rear projection of existing family room with a depth of 1.42 metres. The pitch and eaves height is also continued. There is a fair distance from the prop to the neighbouring properties to avoid any adverse impact. There are tall trees and dense screening to the rear of the garden

IMPACT UPON THE STREET SCENE

The prop first floor side extension will be visible in the street scene. However due to the small scale of the extension it is considered that the extension remains in character and does not form an obtrusive feature in the street scene. The prop. rear exten will not be visible from the street.

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

Application Number F/2001/3243
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	SIDE ELEVATION OF THE EXTENSIONS
4		R153	A PROTECTIVE FENCE SHALL BE ERECTED
			AROUND TREES ~~WITHIN A MINIMUM~~
			~~DISTANCE OF 4-5 METRES~~ TO THE REAR
			OF THE GARDEN DURING THE CONSTRUCTION
			PERIOD OF THE DEVELOPMENT HEREBY
			~~APPROVED~~. THE FENCE SHALL BE ERECTED
			AT THE RECOMMENDED DISTANCES STATED
			IN BS 5837. THIS SHOULD BE A
			MINIMUM DISTANCE OF 4-5 M FROM THE
			CENTRES OF THE TREES. THE FENCING
			SHALL BE REMOVED AFTER THE COMPLETION
			OF THE DEVELOPMENT.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1, OS1
MINERALS LOCAL PLAN POLICIES:

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

Date: 20/3/01

RECORD OF SITE VISIT

SITE ADDRESS: 30 Knowles Avenue Crowthorne.

APPLICATION NUMBER: F/2001/3243

OFFICER: Farah Humayun

DATE OF SITE VISIT: 28/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Y.

2. DESCRIPTION OF SURROUNDINGS

RES ESTATE. MIX OF 2 STOREY DETACHED TERRY.

3. DESCRIPTION OF SITE/BUILDING

2 STOREY DETACHED + ATTACHED GARAGE.

4. RELATIONSHIP TO ADJOINING PROPERTIES

FACING PROP. DEV OVER GARAGE., ALTHOUGH MAJORITY NOT EXTENDED OVER GARAGE.

NO 32. REAR CONSERVATORY. PROPERTY SET BACK → NO SIDE FACING WINDOWS

NO 36 - REAR FACE PROP - TO AN ANGLE - 1.8 M CB FENCE EXISTING GARAGE ON BOUNDARY

5. SITE CONSTRAINTS

TREES IN REAR GN - V. TALL.

ACCESS/PARKING

LEVELS - LEVEL REAR TO END OF GARDEN. 1.8 M CB FENCE TO 32.

BOUNDARY TREATMENT OPEN PLAN TO FRONT.

OTHERS

TO: **DEVELOPMENT CONTROL**
Farah Humayun

FROM: Environmental Design

DATE: 7 February 2001

Location:	30 Knowles Avenue, Crowthorne, Wokingham Without
Proposal:	Proposed first floor side extension to dwelling and single storey rear extension.
Application Number:	F/2001/3243

In response to your consultation dated 31 January 2001 for the above application, the landscape comments are as follows:

The trees within the back garden of the site are not protected by a TPO. I have no objection to the proposed extension to the rear of the property as it is relatively small and does not come close enough to the trees to cause any harm to them. It is however suggested that the applicant erects a temporary fence around the trees at the distances stated in BS 5837 to avoid any unnecessary compaction of soil within the trees' canopy.

Catherine Brimble

Catherine Brimble
Landscape Architect

FROM: Farah Humayun

DATE: 31 January 2001

DELEGATED

PLANNING SERVICES	HP
TOLL	TL
BD	
APP	
CS	
21 FEB 2001	
COPIES TO:	ACK:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/3243

Proposal: Proposed first floor side extension to dwelling and single storey rear extension.

Site Address: 30, Knowles Avenue, , Crowthorne.

Applicant: Mr & Mrs Drew C/O Greg Farrell.

Your observations are required in respect of this application **by 24/02/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S. [signature]

DATE: 20-2-01

Clerk To Finchampstead Parish/Town Council.

Wokingham Without Parish Council Consultation Sheet

Officer Farah Humayan

No F 2001 3243

Proposal ADJOINING PARISH - (Finch) first floor side extension and single storey rear extension to dwerlling.

Site 30 Knowles Avenue, Crowthorne.

PLANNING SERVICES	HPT
POL	S
DC	
APP	
CS	
	4
COPIES TO	

Committee's Comments

No objections

Signed :
Clerk to Wokingham Without Parish Council

13 February 2001

Wokingham Without Parish Council Consultation Sheet

Officer Farah Humayan

No F 2001 3243

Proposal ADJOINING PARISH - (Finch) first floor side extension and single storey rear extension to dwerlling.

Site 30 Knowles Avenue, Crowthorne.

PLANNING SERVICES	HPT
POL	TLS
DC	INF
APP	
CS	
14 FEB 2001	
COPIES TO:	ACK:
	FILE:

Committee's Comments

No objections

Signed :
Clerk to Wokingham Without Parish Council

13 February 2001

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

Tel: 0118 974 6482

Date: **31 January 2001**

My ref: F/2001/3243

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

Application Number: F/2001/3243
30, Knowles Avenue, , Crowthorne.
Proposed first floor side extension to dwelling and single storey rear extension.

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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3243**
30, Knowles Avenue, , Crowthorne.
Proposed first floor side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

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

Tel: 0118 974 6482

Date: **31 January 2001**

My ref: F/2001/3243

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

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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3243**
30, Knowles Avenue, , Crowthorne.
Proposed first floor side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

Received by Wokingham District Council

Application No: F/2001/3243

Proposal:
Proposed first floor side extension to dwelling and single storey rear extension.

Location:
30, Knowles 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/02/2001. 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

31 January 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	26 JAN 2001
Officer: FH	Application No. F/2001/3243

Map No. 108 Site 0:06
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION

Location: 30 KNOWLES AVENUE

Parish: ~~WOK WOLL~~ FINCH. Ward: FINCHAMPSTEAD SOUTH
31.01.01

Applicant: MR | MRS DREW

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

Enforcement (3) 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	~~only 5 copies~~		
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 : 31.01.01 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 : Wok / Woo
Adjacent Parish : Finchampstead
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
Finchampstead Parish Council

NEIGHBOURS:

Site notice and see map ✓

Environmental Services

For office use only.
Application number: 26.JAN.2001* 324

Householder planning application form

26.JAN.2001* 324

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 Address and postcode Phone number	MR & MRS DREW 30 KNOWLES AVE CROWTHORNE
2	Agent's Name Address and postcode Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** **Tel & Fax 0118 941 6249**
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 APPLICANT
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR SIDE and SINGLE STOREY REAR 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.	BRICK & TILES 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: 4	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.		
	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: [signature]

on behalf of Mr & Mrs DREW

Date 25/1/01

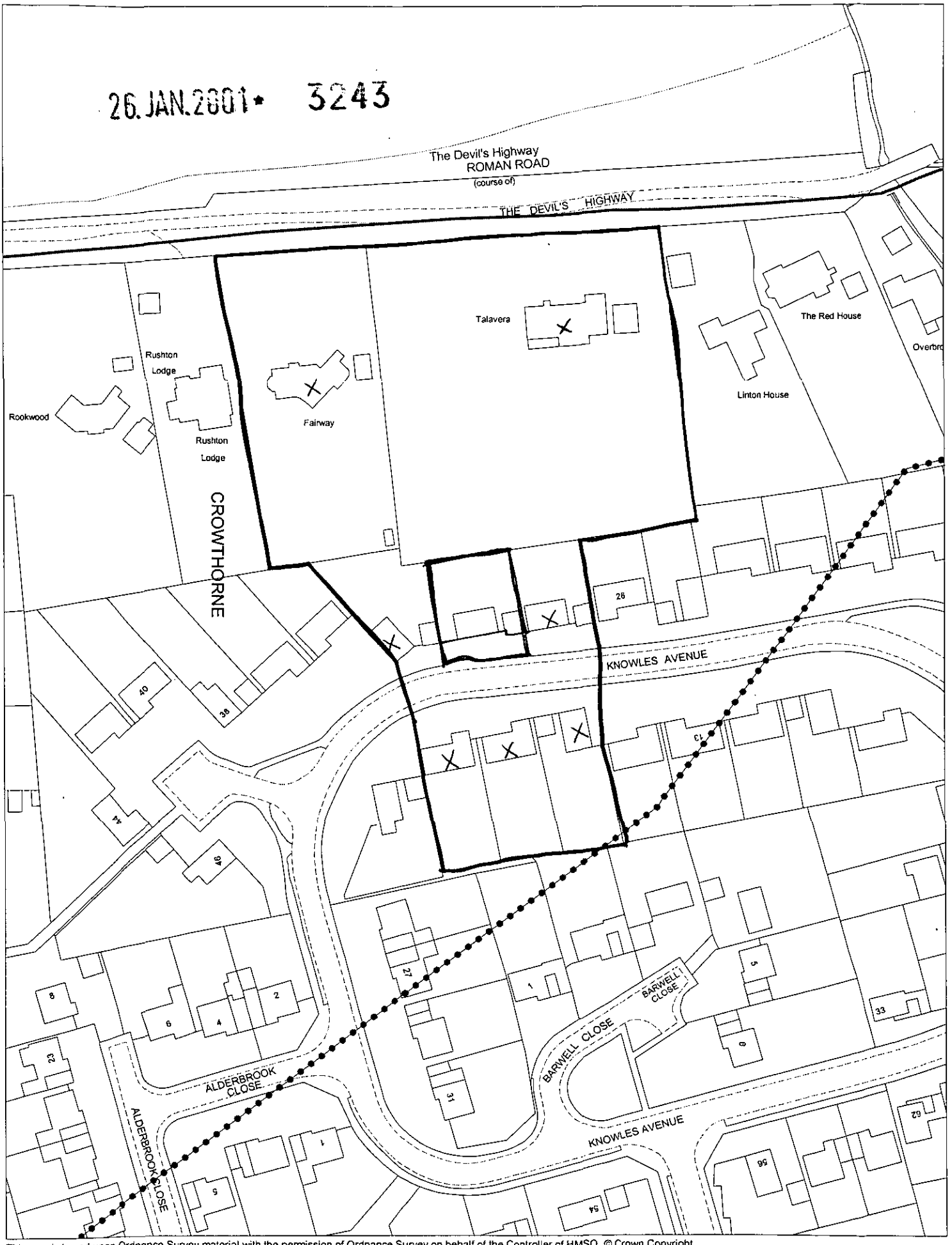
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

ADDRESS 30 Knowles Avenue PARISH Finchampstead

PLOT No. 8 ORD. SHEET No. SU 8264 (108)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
O/228/66	Mrs Skinner + Mr Montgomery	layout 19 houses	15·8·66	N/A	H
O/229/66	"	"	15·8·66	N/A	H
O/230/66	"	"	27·11·66	N/A	C/E
19/67	"	19 det houses + g.	19·1·67	APP	C/E
730/71	Shire + City Dev LTD	det house + garage	5·8 71	APP	C/E
730/71	"	Rd layout + drainage	28·10 71	APP	N/I
19/72	"	revised access	20·1·72	N/A	C/E
99/69000/F	MR & MRS DREW.	S. STOREY FR + REAR EXT'S TO DWELLING.	23/3/99		GRA
FP99/8869	Mr & Mrs Drew.	F/st/r exth + alterations.	18/6/99.	C/A	



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Development Control Section, Environmental Services, Wokingham District Council.
29 January 2001

Scale: 1 : 1250

N
W E
S