APPLICATION NO:
VAR/2001/3338

LOCATION:
22 Heatherdene Avenue, Crowthorne.

APPLICANT:
Thirlstone Homes

PROPOSAL:
Proposed variation to condition 4 of consent F/2000/0226 to allow repositioning of window from rear elevation to flank elevation.

EARLIEST DATE FOR DECISION: **11/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
03/04/2001

CASE OFFICER: **Helen Pollock**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Thirlstone Homes
16 Shute End
Wokingham
Berkshire
RG40 1BJ

Application Number: VAR/2001/3338

Parish: **FINCHAMPSTEAD**

Location: **22, Heatherdene Avenue, Crowthorne.**

Proposal: **Proposed variation to condition 4 of consent F/2000/0226 to allow repositioning of window from rear elevation to flank elevation.**

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 en-suite window in the west elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

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

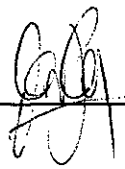
Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

South East Area Local Plan Policies SBE1 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 02/04/2001

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 : Helen Pollock

Application Number : VAR/2001/3338

Applicant : Thirlstone Homes .

Location : 22, Heatherdene Avenue, , Crowthorne.
Proposal : Proposed variation to condition 4 of consent F/2000/0226 to allow repositioning of window from rear elevation to flank elevation.

Site Notice Displayed ? :	YES	NO	DATE
		✓	20/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : 20/02/01

Date Registered : 06/02/2001

Earliest Date for Decision : 11/03/2001

Latest Consultation Date/Site Notice Expiry Date : 11/03/2001

This application will have expired on: 03/04/2001. 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 :

1) Finchampstead P.C! No objections.

Planning Issues :
1) impact upon neighbouring properties
2) impact upon street scene

Application Number: F/2001/3338

Appraisal:

The proposed development is a variation to condition 4 of consent F/2000/0226, to allow the repositioning of a first floor window from the rear elevation to the West Flank elevation (the window is already in location as can be seen on the attached photograph).

The property is detached, with a 1.8m fence enclosing the garden.

1. Impact upon neighbouring properties

The window for which this variation of condition is required faces directly out to the neighbouring property 'Fir Trees' which has two first floor windows and one second floor window in its side elevation, facing 22 Heatherdene Avenue. The window is already in location and is obscurely glazed, so although it does face 'fir Trees' it does not result in overlooking. I have spoken with the owners of 'Fir Trees' and they do not object to the window so long as it remains obscurely glazed at all times. It is therefore concluded that this window results in no negative impacts upon the neighbouring properties.

2. Impact upon the character of the street scene

The window is not visible from Heatherdene Avenue, the materials used match those of the rest of the dwelling and it is therefore considered that there would be no adverse effects upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number VAR/2001/3338
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
~~[illegible]~~			
~~[illegible]~~			
1	C045	R045	'EN-SUITE' 'west' *Delete 'fixed shut'

The firs has 2 1st floor windows facing the side elevation - 1 2nd flor window.
all large.

- orbscurally glazed @ present.

Window is existing

- The firs happy.

RECORD OF SITE VISIT

SITE ADDRESS: 22 Heatherdene Avenue Crowthorne.

APPLICATION NUMBER: VAR/2001/3338

OFFICER: Helen Pollock

DATE OF SITE VISIT: 29/07/04

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS Residential

3. DESCRIPTION OF SITE/BUILDING Brad new very large 2 Storey House, 2 other new houses to East + older houses to South + West.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Proposed new window faces fir Trees. (retrospective)

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 2 garage + lots driveway

LEVELS N/A

BOUNDARY TREATMENT 1.8m close board fencing enclosure

OTHERS
N/A.

22 Heatherdene Avenue.

06.FEB.2001* 3338

THIRLSTONE

THIRLSTONE HOMES (WESTERN) LTD
THIRLSTONE HOUSE
16 SHUTE END,
WOKINGHAM,
BERKSHIRE,
RG40 1BJ
Tel: 01189 364600
Fax: 01189 364601
e:mail: contact@thirlstonehomes.co.uk

Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1MR

Our Ref: LA/JAH

16 January 2001

Dear Sir

ERECTION OF 3No. DETACHED DWELLINGS AT ~~19 RAVENSWOOD AVENUE~~ 22 HEATHERDENE AVENUE, CROWTHORNE – VARIATION OF CONDITION 4. PERMISSION F/2000/0226

C044

Please find enclosed for your consideration our application for the variation to Condition 4 of the above aforementioned planning consent. The variation is sort due to the re-positioned window set within the flank elevation, originally positioned on the rear façade.

The new proposed window will be frosted glass and will open out towards the wall of Bedroom 2 with a restricted hinge allowing overall movement of no more that 45 degrees.

This revision appears on Drawing Number PD03 Rev.B that you already have in your possession but in previous correspondence this amendment was not highlighted to you.

We enclose all necessary forms, fees and drawings, however should you require any further information please do not hesitate to contact the undersigned, meanwhile we look forward to receiving your response.

Yours faithfully

LEE ATKINS
Design Manager

Encls.

Received by Wokingham District Council

Application No: VAR/2001/3338

Proposal:
Proposed variation to condition 4 of consent F/2000/0226 to allow repositioning of window from rear elevation to flank elevation.

Location:
22, 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/03/2001. 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

15 February 2001

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

Tel: 0118 974 6480

Date: **15 February 2001**

My ref: VAR/2001/3338

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: VAR/2001/3338
22, Heatherdene Avenue, , Crowthorne.
Proposed variation to condition 4 of consent F/2000/0226 to *allow repositioning of window from rear elevation to flank elevation.*

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **VAR/2001/3338**
22, Heatherdene Avenue, , Crowthorne.
Proposed variation to condition 4 of consent F/2000/0226 to allow repositioning of window from rear elevation to flank elevation.
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 6480

Date: **15 February 2001**

My ref: VAR/2001/3338

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: VAR/2001/3338
22, Heatherdene Avenue, , Crowthorne.
Proposed variation to condition 4 of consent F/2000/0226 to allow repositioning of window from rear elevation to flank elevation.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **VAR/2001/3338**
22, Heatherdene Avenue, , Crowthorne.
Proposed variation to condition 4 of consent F/2000/0226 to allow repositioning of window from rear elevation to flank elevation.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

FROM: Helen Pollock

DATE: 15 February 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: VAR/2001/3338

Proposal: Proposed variation to condition 4 of consent F/2000/0226 to allow repositioning of window from rear elevation to flank elevation..

Site Address: 22, Heatherdene Avenue, , Crowthorne.

Applicant: Thirlstone Homes .

Your observations are required in respect of this application **by 11/03/2001** .

The Parish Council has no objections to this application.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
09 MAR 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: C.S. Clerk

DATE: 8-3-01

Clerk To Finchampstead Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 06 FEB 2001	Map No. 116. Site 0:08
Officer: HP	Application No. VAR/2001/3338
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(VAR) PROPOSED VARIATION TO CONDITION 4 OF CONSENT F/2000/0226 TO ALLOW REPOSITIONING OF WINDOW FROM REAR ELEVATION TO FLANK ELEVATION

Location: ~~Plot I~~ 22 Heatherdene Avenue. ~~19 RAVENSWOOD AVENUE~~

Parish: ~~WOK~~ Finchampstead ~~WOOT~~ Ward: FINCHAMPSTEAD SOUTH

15.02.01

Applicant: THIRLSTONE HOMES

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

Enforcement Section (7) 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	Should be on Yellow forms.		
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 : 15.02.01 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:

S/N + see map ✓
.....
Please ensure "Firtrees" is consulted = Mrs E. Koskuba
Firtrees
23 Heatherdene Ave
Crowthorne
Berks
RG 45 6AA
.....
t. G. Hatch, 23a Ravenswood Ave, Crowthorne
R. A. Allday, 3 Ardwell Close, Crowthorne
Mrs D. H. Wann, Langtrees, 2 Ardwell Close, Crowthorne
.....

Environmental Services

For office use only.
Application number: 06.FEB.2001* 3538

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 Address and postcode Phone number	NOT APPLICABLE
2	Agent's Name Address and postcode Phone number	THIRLSTONE HOMES 16 SMITH END WOKINGHAM RG40 1BJ 0118 936 4600
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.	22 Heatherdene Avenue Crowthorne Berkshire RG45 6QA
4	Give brief details of the proposal for example, two storey side extension. About the application	EN-SUITE WINDOW CHANGE OF POSITION FROM REAR FACADE TO FLANK ELEVATION
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 ☑ N/A No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	PREVIOUSLY APPROVED
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: 5	Proposed: 5
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 THIRLSTONE HOMES

Date 16.01.2001

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

HEATHERDENE

ADDRESS 19 Ravenswood Avenue PARISH Finchampstead

PLOT No.

ORD. SHEET No. SU 8263/11

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/70281/F	ENGLEMERE HOMES	ERECTION OF 3 DWELLINGS & DEMOLITION OF EXISTING DWELLING	5.11.99	C
99/70282/F		erection of 3 det. dwellings - amendments to plots 1 & 2 99/70281.		
F/1999/0226	Englemere Homes	Erect 3 det. dwellings	3.3.00	A
C/2000/1106	Englemere Homes	D. TOC-(03) of F/1999/0226	10.04.00	A
VAR/2000/1254	Thurlestone Homes	for appl. of materials VAR of cond 4 of 0226	12.6.00	A
		windows in S/elev. of Plot 2		
C/2000/1279		D to C (03) F/1999/0226	08.05.00	A
AI/2000/0208	NHBC Bldg Cntrol Svcs	for appl. of materials 3 new Det. Dwellings	16.3.00	APP
DN/2000/0192	Gary Perry	Demolition on site	20.3.00	APP

DATE OF COMPLETION

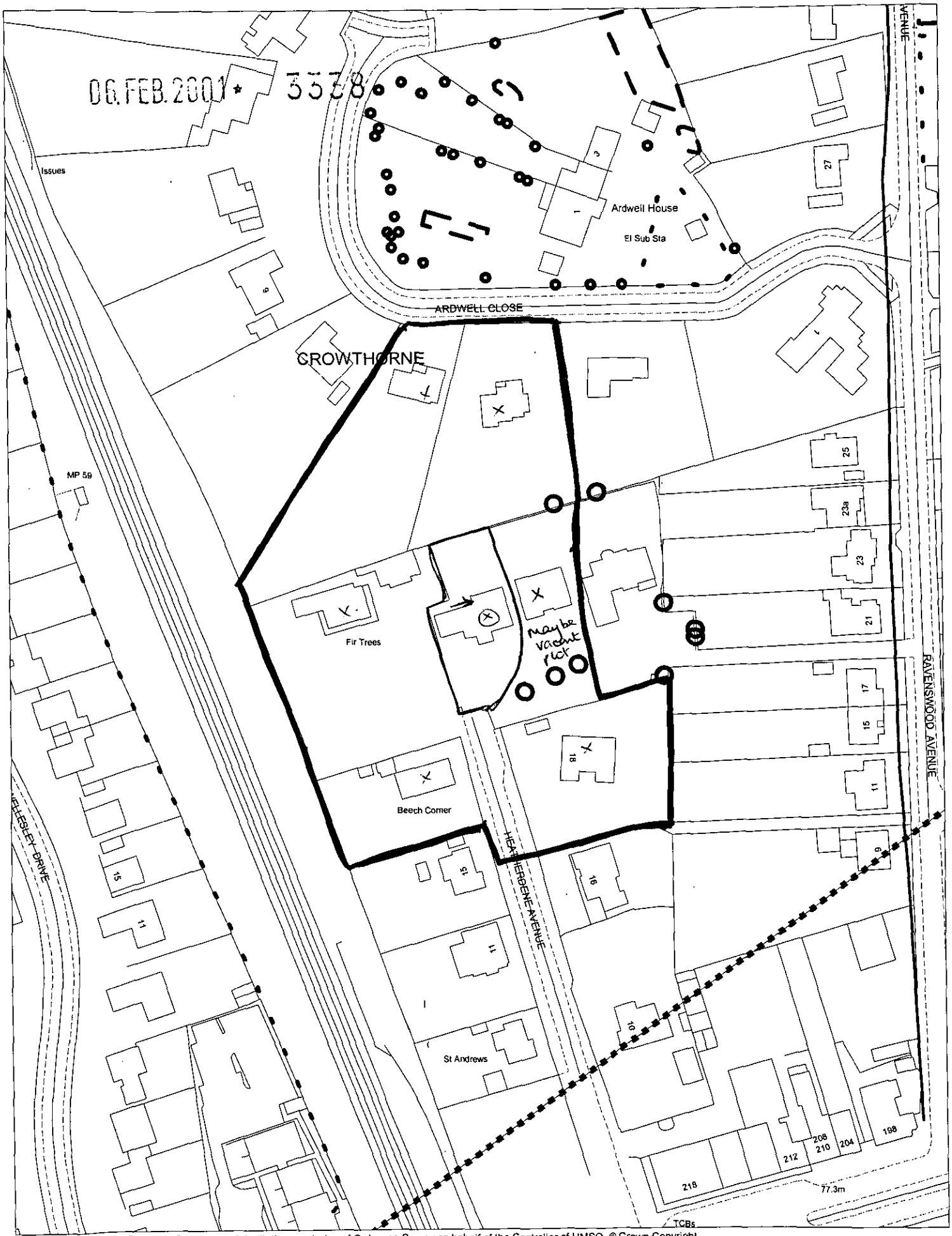
MINISTRY DECISION

SPECIAL ORDERS T.P.O. 1003/1999

DRAINAGE

091074

UPRN



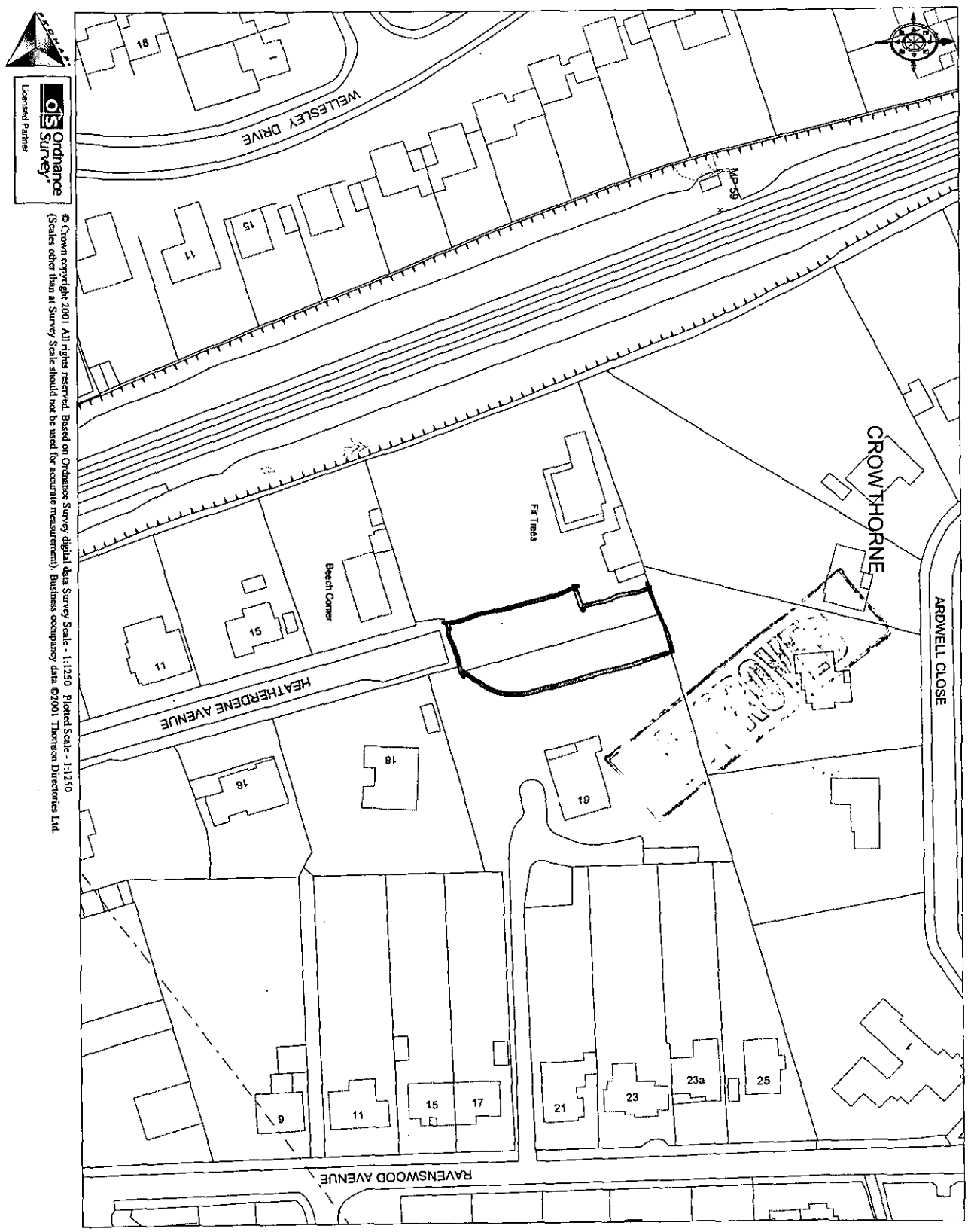
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Development Control Section, Environmental Services, Wokingham District Council.

9 February 2001

Scale: 1 : 1250

06.FEB.2001 * 3338



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(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2001 Thomson Directories Ltd.