REFUSED

APPLICATION NO:
O/2001/3414

LOCATION:
33 The Avenue, Crowthorne.

APPLICANT:
Mrs N Starr C/O Christopher Edwards And Associates

PROPOSAL:
Outline application for demolition of existing dwelling and erection of two dwellings.

EARLIEST DATE FOR DECISION: **24/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
16/04/2001

CASE OFFICER: **Martin Durkan**

REFUSED

(MD)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mrs N Starr
C/O Christopher Edwards and Associates
11 – 13 Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

Application Number: O/2001/3414

Parish: **WOKINGHAM WITHOUT**

Location: **33, The Avenue, Crowthorne.**

Proposal: **Outline application for demolition of existing dwelling *and erection of two dwellings.***

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reasons for which are specified hereunder.

Reason
1. The proposed development would result in an unacceptable increase in the scale and density of development on the site that would represent overdevelopment of the site. It would thereby be out of keeping with surrounding development in the locality and consequently detrimental to the character and amenity of the area. As such, it would be contrary to policies LD3 and EN1 of the Berkshire Structure Plan, policies SBE1 and SBE2 of the South East Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan Deposit Draft (as amended).

Reason
2. The proposed development would result in loss of daylight and outlook for the occupiers of the adjoining properties and it would thereby be detrimental to their amenity. As such it would be contrary to policy LD3 of the Berkshire Structure Plan, policy SBE2 of the South East Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan Deposit Draft (as amended).

John Mitchell
Development Control Manager
Date: 06/04/2001

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.

Telephone Number: (0118) 9746428

Date: 17 April, 2001

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

APPLICATION NUMBER: O/2001/3414

PLANNING SERVICES | HPT
POL | TLS
DC MD | SHF
APP
CS 142472
20 APR 2001
COPIES TO: | ACK:
FILE:

From:

M E & T J Hemley
30 The Avenue
CROWTHORNE
Berkshire
RG45 6PG

Dear Sir/Madam

Application No: O/2001/3414

Location: 33 The Avenue, Crowthorne.

Proposal: Outline application for demolition of existing dwelling and erection of two dwellings.

You wrote giving your observations on this proposal, and these have been taken into account in coming to a decision.

The application has now been determined and permission has been **REFUSSED**

The decision notice may be inspected and a copy purchased from this office if required.

Yours faithfully,

To:

John Mitchell

Development Control Manager

Good. By the way, REFUSED has one 'S'.

WORK SHEET FOR : Martin Durkan

Application Number : O/2001/3414

Applicant : Mrs N Starr C/O Christopher Edwards And Associates.

Location : 33, The Avenue, , Crowthorne.
Proposal : Outline application for demolition of existing dwelling and erection of two dwellings.

Site Notice Displayed ? :	YES	NO	DATE
	✓		23/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 23/03/01

Date Registered : 19/02/2001

Earliest Date for Decision : 24/03/2001

Latest Consultation Date/Site Notice Expiry Date : 24/03/2001

This application will have expired on: 16/04/2001. 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. WOKINGHAM W/O P.C. - OVERDEVELOPMENT, COULD SET A PRECEDENT.
2. HIGHWAYS - NO OBJECTION SUBJECT TO CONDITIONS.
3. ENV. HEALTH - NO OBJECTIONS SUBJECT TO CONDITION.
4. NEIGHBOURS - 6 OBJECTIONS : OVERDEVELOPMENT, OUT OF KEEPING, ADDITIONAL TRAFFIC, HOUSE VALUES

Planning Issues :

SITE DESIGNATION :
PINEWOOD IDENTIFIED SETTLEMENT (SEALP-STV1, WDLP-WOS2)

MAIN ISSUES:

1. IMPACT ON THE CHARACTER AND AMENITY OF THE AREA
2. IMPACT ON ADJOINING PROPERTIES.

Application Number: 0/20001/3414

Appraisal:

1. Impact on the character and amenity of the area
The Avenue is characterised by substantial detached houses set within large curtailages. These curtailages generally vary between 15m and 38m in width. The proposal to sub-divide the site would result in each proposed dwelling having a curtailage just 11.5m in width. The development would thus result in a more intensive form of development on the site that would detract from the open and spacious character of other development in the area.

2. Impact on adjoining properties
The adjoining property to the south of the site (31 The Avenue) is a single-storey bungalow with a side garage. The southernmost of the two proposed dwellings would be positioned 1m away from the common boundary with no.31. This positioning would adversely affect the daylight and outlook of the windows at the rear of the latter property. Although there is some high planting along this boundary at present, which provides some screening, there is no guarantee that this planting will remain in situ permanently. (There is also a window in the north elevation of no.31 facing the site. However, this just provides daylight to the storage space in the loft and therefore does not give cause for concern.)

The adjoining property to the north of the site (35 The Avenue) is a single-storey bungalow. This has a living room bay window and a kitchen window in its southern elevation facing the site. The northernmost of the two proposed dwellings would be positioned 1m away from the common boundary with no.35. Although the windows of no.35 facing the site would be approximately 6m and 7m away from the common boundary there would still be some loss of daylight and outlook for the occupants of this property.

The precise impact of the proposed development on the neighbouring properties is difficult to assess because the submitted drawing (no.2001/02/01) appears to be inaccurate. It shows the proposed dwellings to be located approximately along the same building line as the existing dwelling, i.e. about 15m from the front boundary. However, according to the ordnance survey map the existing dwelling is located about 12m from the front boundary. The exact positioning of the proposed dwellings will affect the *degree* to which the daylight and outlook of the neighbouring properties would be affected. However, on the basis of the information available there is sufficient evidence to suggest that there would be some loss of daylight and outlook to these properties that would be significant enough to justify refusal of planning permission on those grounds.

The recommendation is therefore that planning permission should be refused on the grounds of the adverse impact on the character and amenity of the area and on the amenity of the adjoining occupiers.

Recommendation: ~~Approval~~ **Refusal.** ✓

Application Number: 0/2001/3414

Reasons for Refusal

No	Reasons for Refusal
1	*The proposed development would result in an unacceptable increase in the scale and density of development on the site that would represent overdevelopment of the site. It would thereby be out of keeping with surrounding development in the locality and consequently detrimental to the character and amenity of the area. As such, it would be contrary to Policies LD3 and EN1 of the Berkshire Structure Plan, Policies SBE1 and SBE2 of the South East Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan Deposit Draft (as amended).*
2.	*The proposed development would result in loss of daylight and outlook for the occupiers of the adjoining properties and it would thereby be detrimental to their amenity. As such, it would be contrary to Policy LD3 of the Berkshire Structure Plan, Policy SBE2 of the South East Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan Deposit Draft (as amended).*

RECOMMENDATION AND REASONS AGREED:.....

(Development Control Manager)

Date.....

RECORD OF SITE VISIT

SITE ADDRESS: 33 The Avenue Crowthorne.

APPLICATION NUMBER: O/2001/3414

OFFICER: Martin Durkan

DATE OF SITE VISIT: 23/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

RESIDENTIAL. MIX OF TWO-STOREY HOUSES, SINGLE-STOREY BUNGALOWS AND BUNGALOWS WITH ROOMS IN ROOF. VARYING DESIGNS.

3. DESCRIPTION OF SITE/BUILDING

TWO-STOREY, TIMBER-CLAD, BEEHIVE-SHAPED DETACHED HOUSE WITH SEPARATE GARAGE. EXISTING CROSSOVER. LARGE REAR GARDEN.

4. RELATIONSHIP TO ADJOINING PROPERTIES

HOUSE IS LOCATED IN CENTRE OF SITE WITH A GAP ON EITHER SIDE SEPARATING IT FROM BOTH NEIGHBOURING HOUSES.

5. SITE CONSTRAINTS

TREES SOME TREES IN REAR GARDEN.

ACCESS/PARKING EXISTING ACCESS/OFF-STREET PARKING

LEVELS EVEN

BOUNDARY TREATMENT PLANTING AND TIMBER FENCING

OTHERS

Tel: (0118) 974 6446

Date:

My ref: O/2001/3414

CONFIDENTIAL

Councillor A 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: O/2001/3414
33, The Avenue, , Crowthorne.
Outline application for demolition of existing dwelling and erection of two dwellings.

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL ☑~~ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446.**
If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 17TH MARCH 2001

Yours faithfully

John Mitchell
Development Control Manager

Left recorded message with Cllr. Ross to say that this should have read 17th april 2001. M. Durkan 05/04/01

LISTING FORM

Case officer: **Martin Durkan** Application Number: **O/2001/3414**
33, The Avenue, , Crowthorne.
Outline application for demolition of existing dwelling and erection of two dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Ross

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6446

Date:

My ref: O/2001/3414

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

CONFIDENTIAL

Councillor P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

Dear Councillor

Application Number: O/2001/3414
33, The Avenue, , Crowthorne.
Outline application for demolition of existing dwelling and erection of two dwellings..

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL ☐~~ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6446

Date:

My ref: O/2001/3414

CONFIDENTIAL

Councillor P 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
DX: 33506 – Wokingham

Dear Councillor

Application Number: O/2001/3414
33, The Avenue, , Crowthorne.
Outline application for demolition of existing dwelling and erection of two dwellings..

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL ☑~~ (REFUSAL: ☑) under delegated powers.

If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

MD

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number O/2001/3414 relates.

Address of site 33 THE AVENUE, CROWTHORNE

BERKS

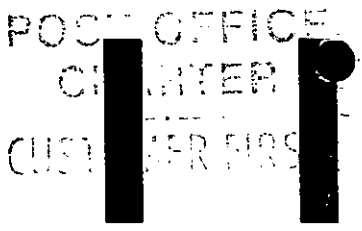
Signed FOR CHRISTOPHER EDWARDS & ASSOCIATES.

Date 5/3/01

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man





Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1

01344 772109

Thornbury
16 The Avenue
Crowthorne
Berkshire
RG45 6PD

MD
OBS

31 March

ACK: ✓
FILE

Ref 0/2001/3414
No. 33 The Avenue

Dear Sir,

I understand that an application has been made for 2 houses to replace the present house on this site.

I think this would be highly undesirable as the site will clearly be only suitable for one house + garage.

I hope our views will be taken into account.

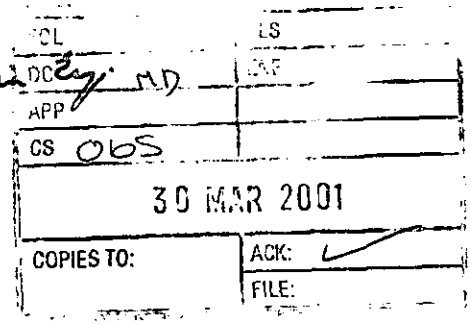
Yours faithfully

R.W. Rogers

Telephone: (01344) 773442

1 St. Denis,
18 The Avenue,
Crowthorne,
Berkshire,
RG45 6PG

805



Martin Dunbar
Council Offices
Shute End.
Wokingham.

21st March 2001

Dear Sir.

Ref. O/2001/344 - 33 The Avenue. Crowthorne

With reference to the above application for the development of two houses on the above site I would wish to make the following comments:-

1/ The Avenue consists mainly of large sized houses on substantial plots despite the limited amount of infilling which has occurred during the last years. Overall the attractiveness of the Avenue has been harmed.

2/ The proposal to build two houses on the above plot which has a relatively small frontage would considerably upset the balance of the attractive.

3/ I understand that the plans do not indicate that

any provision for garages has been made. If this is the case then this would raise another reason for objection. The site is in close proximity to two schools which already create a traffic problem.

I would be grateful if the above comments could be brought before the Planning Committee.

I would also be grateful if you could advise me of the availability of detailed plans in due course.

yours Yours faithfully

R. M. Jacquest

R. M. JACQUEST.

1 Aldworth Gardens, Crowthorne,
Berkshire RG45 6PQ
Tel: 01344 777804

Anna Cronin,
The Planning Officer,
Wokingham Council.

19.3.01

MD

OBS

Ref. 0/2001/3414
33 The Avenue, Crowthorne

Dear Sir/Madam,

With reference to the above application for the development of two houses on the above site, I would wish to make the following comments:-

1. The Avenue consists mostly of housing on individual plots, of a size that contributes to a certain balance in the overall structure of the total developments in the Avenue.

2. The proposed construction of two dwellings on a single plot fronting the Avenue, will tend to change this overall balance and may denigrate the image of the overall planning concept.

As a property owner with an interest in the Avenue (Aldworth Gdns. is close to this development) I would request that careful consideration

be given to the points I have raised.

On visiting your offices today to inspect the plans, there were no detailed drawings of the proposed houses. The limited outline shown on the site plan, suggests that garages are not incorporated in the design, but this could not be examined due to the absence of detailed plans. If garages are not incorporated, it will cause a further element of objection.

It would be appreciated if the objections I have raised could be considered by your Committee; perhaps you could advise on the availability of detailed plans for inspection.

Yours faithfully,

E. G. Haynes.

Tel: (0118) 974 6446

Date:

My ref: O/2001/3414

CONFIDENTIAL

Councillor A 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: O/2001/3414
33, The Avenue, , Crowthorne.
Outline application for demolition of existing dwelling and erection of two dwellings.

I write to let you know that the above mentioned application has been recommended for ~~APPROVAL?~~ ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 17TH MARCH 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Martin Durkan** Application Number: **O/2001/3414**
33, The Avenue, , Crowthorne.
Outline application for demolition of existing dwelling and erection of two dwellings.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: 4.4.01

Councillor A Ross

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

HIGHWAYS CONSULTATION SHEET

From: Martin Durkan **Date:** 28 February 2001

Application Number: O/2001/3414

Proposal: Outline application for demolition of existing dwelling and erection of two dwellings.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
33, The Avenue, , Crowthorne.

Applicant:
Mrs N Starr C/O Christopher Edwards And Associates.

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).

(1) Access to be 4.1 metres wide minimum. R134.
and the associated crossing extended to accommodate this
(2) C120, R120.
(3) C125 (INSERT: 2.0 metres x 90 metres)
(4) C128, R128.
(5) C139, R139.

NOT.

Signed: _____ **Print name:** Adam Coggins 15/03/01

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Martin Durkan
Development Control

Your Ref: O/2001/3414

Date. March 23, 2001

PROPOSED: ERECTION OF 2 DWELLINGS

LOCATION: 33 THE AVENUE, WOKINGHAM W.O.

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following condition be attached should planning consent be granted:

Standard planning condition C070 regarding hours of construction.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

Wokingham Without Parish Council Consultation Sheet

Officer	Martin Durkan
No	O 2001 3414
Proposal	Outline application for demolition of existing dwelling and erection of two dwellings.
Site	33 The Avenue, Crowthorne.

Committee's Comments

Council feel this is overdevelopment of site, and if allowed would set precedent for similar applications in area which would be detrimental to the character of that area.

2 1

COPIES TO: ACK:

FILE:

Signed :

Clerk to Wokingham Without Parish Council

20 March 2001

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Martin Durken DATE: 27th March 2001

Location:	33, The Avenue, Crowthorne
Proposal:	Outline Application for demolition of existing dwelling and erection of two dwellings
Application Number:	O/2001/3414

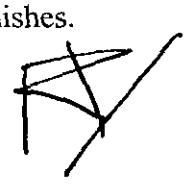
In response to your consultation dated 28th February 2001 for the above application, the tree and landscape comments are as follows:

The existing site contains a number of fruit trees which are of little value, three good mature trees and is surrounded by a boundary hedgerow which provides a positive demarcation between the site and adjacent plots.

I am concerned that the two new dwellings would require the removal of the boundary hedgerow to the north and south where the new properties would abut the boundary. Although under the proposals the hedge is replaced with a new 1.8m close board fence. I consider that this is an unacceptable loss of a locally important feature. The requirement for its removal could be avoided by reducing the proposed 6m separation between the two new properties, or, reducing the width of the properties. (A corresponding increase in length could be accommodated within the site)

Should the applicant proceed to a detailed planning submission I would expect planning conditions to be applied to ensure that the following information is provided for approval:

A full tree survey and tree protection details in accordance with BS 5837; a detailed planting plan indicating proposed plant species, sizes at time of planting, densities and total plant numbers as well detailed as information on hard surfaces and external finishes.



ROBERT PETROW
Consultant Landscape Architect

To:
Neil Etherington
Senior Arboricultural Officer

13 MAR 2001

From: Martin Durkan

Date: 28 February 2001

Application Number: O/2001/3414

Proposal: Outline application for demolition of existing dwelling and erection of two dwellings..

Site Address:
33, The Avenue, , Crowthorne.

Applicant:
Mrs N Starr C/O Christopher Edwards And Associates.

Your observations are required in respect of this application within **7 days** of the above date.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Martin Durken DATE: 27th March 2001

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Application Number:	O/2001/3414

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ROBERT PETROW
Consultant Landscape Architect

To:
Landscape

13 MAR 2001

From: Martin Durkan

Date: 28 February 2001

Application Number: O/2001/3414

Proposal: Outline application for demolition of existing dwelling and erection of two dwellings..

Site Address:
33, The Avenue, , Crowthorne.

(7)

Applicant:
Mrs N Starr C/O Christopher Edwards And Associates.

Your observations are required in respect of this application within **7 days** of the above date.

No objections

19 FEB 2001 * 3414



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Development Control Section, Environmental Services, Wokingham District Council.
22 February 2001 Scale: 1 : 1250

N
W E
S

Received by Wokingham District Council

Application No: O/2001/3414

Proposal:
Outline application for demolition of existing dwelling and erection of two dwellings.

Location:
33, The 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 Martin Durkan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/03/2001. 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

28 February 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: O/2001/3414
CASE OFFICER: Martin Durkan

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

CHRISTOPHER
EDWARDS
&
ASSOCIATES

INDEPENDENT
CHARTERED SURVEYORS

Attn. Mrs. Brown.

Ref:- 33 The Avenue
Crowthorne

3414.

PLANNING SERVICES	HPT 41288
POL TB	TLS
DC ~~KEGT~~	DIF
APP	
CS	
19 MAR 2001	
COPIES TO:	ACK:
	LS:

For File

Paid in full.

For Martin Durlea

11 - 13 Dukes Ride Crowthorne Berks RG45 6LZ
Tel : (01344) 779790 or (01344) 779443 Fax : (01344) 777960

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	19 FEB 2001
Officer: MD	Application No. 0/2001/3414

Map No. 108 Site ...0.14...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(O.) OUTLINE APPLICATION FOR DEMOLITION OF EXISTING DWELLING AND ERECTION OF TWO DWELLINGS

Location: 33 TITE AVENUE

Parish: WOK W/OUT Ward: Wok w/out; 28.2.01

Applicant: MRS N STARR

Fee Received 190-00 Required 380-00 Additional 190-00 Refund .....
phoned 28.2.

Enforcement Section (11) 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 : 28.2.01 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 : .....
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 .....
.....
.....
.....
.....
.....
.....
.....
.....

1509/ab

PLANNING APPLICATION PART 1

19.FEB.2001 ★ 73414

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MRS. N M STARR.
	ADDRESS	33 THE AVENUE
		CROWTHORNE
	POST CODE	RG45 Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	CHRISTOPHER EDWARDS & ASSOCIATES
	ADDRESS	11/13 DUKE RIDE
		CROWTHORNE
	POST CODE	RG45 6LZ Tel No. 01344 779790.
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	33 THE AVENUE
		CROWTHORNE
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.14 HECTARES.
5. Give brief details of the proposal	ABOUT THE APPLICATION	REPLACE 1 DETACHED HOUSE WITH
		2 DETACHED HOUSES.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER.

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	
1:500 Block Plan	✓	Other	
1:100 Elevations			

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	✓
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION	✓	State relevant outline permission No. Go to Question 10.
FULL PERMISSION		Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

EXTERNAL APPEARANCE		SITING	✓
MEANS OF ACCESS	✓	DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL DWELLING

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

TO BE RESERVED.

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / ~~NO~~

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	2
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		1
NET CHANGE		1

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £190

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF Mrs. N. M. STARR. DATE 8/2/01.

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

1789/a

SECTION 66 CERTIFICATE

Application No.

19.FEB.2001* 3414

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) . . . . . .

  . . . . . .

- Notice of the application as attached to this Certificate, has been published in

  the (c) . . . . . .

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . MRS. N. SMALL . . . . . .

Date . . . 8/2/01 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66



CHRISTOPHER
E D W A R D S
——— & ———
ASSOCIATES

INDEPENDENT
CHARTERED SURVEYORS

19.FEB.2001* 341

11 - 13 Dukes Ride Crowthorne Berks RG45 6LZ
Tel : (01344) 779790 or (01344) 779443 Fax : (01344) 777960

Wierlingen
ADDRESS 33 The Avenue PARISH Wok/Without

PLOT No. ORD. SHEET No. SU. 8364 (108)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
603/50	A.J. Boog	~~DETACHED HOUSE GARAGE~~	9·1·51	APP ~~d/p~~
318/55	"	GARAGE	6·5·55	PD
08231	Mr. L.H. Starr	S/STORY EXT.	8·6·78	N/A · C/A
35211				
BRA8499	MR. M. STARR	SHOWER ROOM ETC.	1.3.90	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

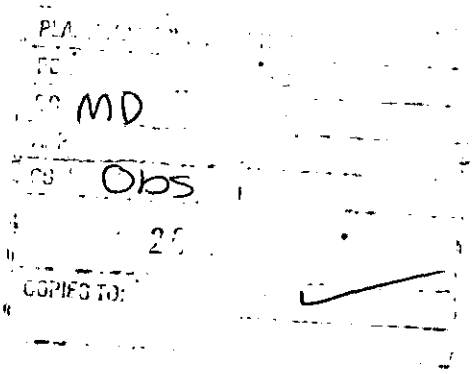
DRAINAGE

091074

25 Corsham Way, Crowthorne, Berkshire, RG45 6NN
01344 773030

19 March 2001

Planning Dept
Wokingham District Council
PO Box 152
Shute End
Wokingham
Berks, RG40 1WJ



Dear Sirs

Planning Application No : 0/2001/3414

I write to register my total disagreement with the proposal to replace the one detached house at 33 The Avenue with 2 dwellings because:

- the plot is not wide enough to support 2 detached properties of a size in keeping with the rest of the road
- there are no semi detached properties in The Avenue, so if the plan is for that style, again it would be out of keeping with the rest of the road
- to build properties one behind the other would also be out of keeping
- we need to resist continual infilling in the area if we are also to accommodate vast new housing developments in the area as the road systems just cannot support any more traffic - 2 new properties would bring a likely 6 new vehicles to the area
- the local infrastructure cannot support such infilling

I would however not have any objection to No 33 being replaced by one detached property of a different style, in keeping with the rest of the road.

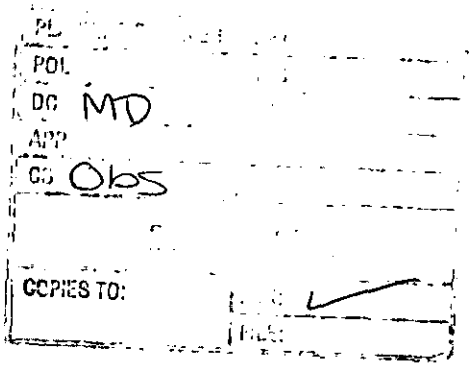
Yours faithfully

Judith Mouldere

30 The Avenue
Crowthorne
Berkshire
RG45 6PG

16 March 2001

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



Dear Sir

Re: 33 The Avenue Crowthorne Ref no: 0/2001/3414

We have received notification of an outline planning application for demolition of existing dwelling at no. 33 The Avenue and subsequent erection of two dwellings as per your letter to us dated 12th March 2001.

We wish to place on record our objection to the above planning application on the grounds that it is contrary to the character and nature of the existing houses along The Avenue in that it is over developing the site by placing two dwellings on a site that historically has only had one and all the other houses within the Avenue all occupy large plots and we feel that by having two houses on a plot of this size will change the nature of the road.

We realise that the existing house is in a poor condition and would not have any objections in an outline planning application for demolition of existing dwelling and erection of a single dwelling.

We trust you will take note of our comments and our objections.

Yours Faithfully

M.E.Hemley and T.J.Hemley

Your Ref:
Martin Durkan
O/2001/3414.

"Strathnaver"
35 The Avenue
Crowthorne
RG45 6PB

DOC MD	ENF
APP	
CS obs	
30 MAR 2001	
COPIES TO:	ACK: ✓

Dear Sir,

re: Outline Application for demolition of existing dwelling & erection of two dwellings.

As the Owners & Occupiers of No 35 immediately to the north of the above site we strongly object to the proposal.

The dwellings in The Avenue are of various types & sizes but are all sited on plots of ground of a reasonable size - not the strips as shown on the deposited block plan.

They are also - as would be seen on your site visit - generally sited originally i.e before alterations in the centres of the plots with garden space at each side.

The majority of plots are some fifty feet in frontage (15.2m) or more not 37.5 feet (11.5m) which results from the division of 75 feet (23m) - No 31 being 60 feet & No 35. 75 feet.

With regard to the siting of the proposed houses, the one to the north side would completely overshadow our bungalow - particularly the living room & Kitchen windows facing south - with the house walls & roof extending up some 24 feet.

At the time the last house was built on plot 33 - N° 31 was a bungalow ~~being~~ completed & N°s, 35, 37, & 39 were vacant plots although not numbered on the then unmade Avenue.

Our bungalow was built in early 1953 - Nos 37 & 39 still being vacant & various plots opposite from N°s 30 to 38 were/are vacant plots despite later alterations. All details can be confirmed from your records where memory fails on dates.

For these reasons it is considered that one bungalow would be the better replacement at N° 33. or one house.

Development Control/ Yours faithfully.

Environmental Services D. W. Johnstone

Dept.

W.D.C.

Ref: Martin Dunkan.
0/2001/3414.

31 The Avenue
Crowthorne
Berkshire
RG45 6PB

20 March 2001

Mr Mitchell
Planning Office
Wokingham District Council
Shute End
Wokingham

Dear Sirs

Re: 33 The Avenue Crowthorne

I am in receipt of your letter of 12th March referring to the application made to you on behalf of Mrs Starr regarding the development of her property at No. 33 The Avenue, Crowthorne.

I am amazed that it is proposed to re-develop the site as is envisaged in the outline application. Thus, we, that is my wife and I who live at No. 31, an adjoining property, vehemently oppose the development as shown on the very rudimentary plans held in your office.

It is not your concern, but had this property been properly maintained since Mrs Starr vacated it, its re-development may not have been necessary. However, it is now inevitable that the existing house be demolished and replaced not by two houses but one; an over development.

The width of the plot only merits the construction of one residence and not two as proposed. Dividing the plot into two narrow strips would result in, I believe (I have not the ground plans to substantiate this) in there being the two narrowest of all the plots in The Avenue, quite out of keeping with the spacious housing in the immediate neighbourhood. Indeed, the proposed is not in sympathy with the whole of the housing in The Avenue, which, with Wiltshire Avenue, are the two 'most desirable' residential roads in Crowthorne.

In the latter road, all the recent redevelopment has produced nothing so sparing as the plan for the No. 33 site.

A two house development diminishes the value of our property. The very proximity of the houses to our northern boundary would be a deterrent to any would-be purchaser of our house. One brick built house located on the plot surrounded by a reasonable curtilage would be very attractive to the type of purchaser prevalent in this

neighbourhood, as I have inferred this would not diminish the value or be out of kilter with existing Avenue properties.

As old and close friends of Mrs Starr, we are sure if she had not lost her mental faculties she should be most concerned, as are we, that the proposed detracts from the long established ambience of The Avenue, in particular how the proposal detrimentally affects Nos. 31, 33 and 35 and No. 30 , immediately opposite and nos. 32 and 28.

Yours faithfully

Mr. W Blott

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **O/2001/3414**
CASE OFFICER: **Martin Durkan**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

Case Officer Martin Durham
P.O. Box 157
Council Offices
Shute End
Wokingham Berks
RG40 1WR

Application No 0/2001/3414
dated 28 Feb 01

Mr F H Williams
Redwings
62 New Wokingham Road
CROWTHORNE
Berkshire
RG45 6JJ
TEL 01344 772308

9th March 01

RNID

Dear Sir

Re the above outline planning application for two dwellings at 33 The Avenue, Crowthorne Berks, I have the following observations

1. The total frontage is just under 23 metres. The width of each plot is going to be a bit on the narrow side.

2. I assume that each dwelling would only be two storeys with a pitched roof. I would have no objection to such a design

3. Drainage. There is a very shallow subsoil flow of water (rainfall run off) towards the east, ie along the length of the plot out on to Ellis road. With the layout shown, the foundations of the houses would put a cut off vertually across the plot. This would cause a back up of run off which could cause flooding. This could effect the water table on the western side of the above property (62 New Wokingham Road). The final design should incorporate drainage proposals to cover this

Yours

F.H.P. WILLIAMS

PLANNING SERVICES	HPT
PCL	TLS
DC	ENF
APP	
CS 065	MD
13 MAR 2001	
COPIES TO:	ACK: ✓
	FILE:







