APPLICATION NO:
F/2001/4692

LOCATION:
21 Greenfinch Close, Crowthorne.

APPLICANT:
Mr & Mrs Boswell C/O 4th Dimension Architectural Design

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

EARLIEST DATE FOR DECISION: **28/09/2001**

APPLICATION WILL HAVE EXPIRED ON:
10/10/2001

CASE OFFICER: **Andrew Thorley**

APPROVED
NO OBS 12.10.01

RAILEX
Marbleboard

1282

EASIFILE EP7

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Boswell
C/O 4th Dimension Architectural Design
95 High Street
Crowthorne
Berks
RG45 7AD

Application Number: F/2001/4692

Parish: **WOKINGHAM WITHOUT**

Location: **21, Greenfinch Close, 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 SBE1/2 and STV1/6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 09/10/2001

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/2001/4692

Applicant : Mr & Mrs Boswell C/O 4th Dimension Architectural Design.

Location : 21, Greenfinch Close, , Crowthorne.
Proposal : *Proposed single storey rear extension to dwelling to form* conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		26/9/01

Date of Neighbour Notifications : .....

Date of Site Visit : 25/9/01

Date Registered : 15/08/2001

Earliest Date for Decision : 28/09/2001

Latest Consultation Date/Site Notice Expiry Date : 28/09/2001

This application will have expired on: 10/10/2001. 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 :

WW PC: "No comments"

Planning Issues : identified settlement

1) neighbours

2) streetscene

Application Number: F/2001/4692
Appraisal :

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

The proposed conservatory will be 3.7 metres wide and will project 4.2 metres from the rear elevation of the house via the existing dining room area. The eaves height of the hipped pitch roof will be 2.4 metres with a ridge height of 3.3 metres.

The rear garden is bounded with the combination of 1.8 metre high fencing a 1.7 metre high brick wall and 2.6 metre high conifer hedge.

1) Impact on neighbouring properties

It is considered that due to the orientation, distance away and the adjoining boundary treatments, the neighbouring properties to the rear of the property will not be affected by the proposal.

2) Impact on street scene 'visual impact.

The roof of the conservatory may be visible from Merryman Drive however it is in keeping with the existing house in terms of design and materials therefore no adverse impact on street scene/visual amenity of the area -considered acceptable.

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

9/10/00

expires 10/10/01

Application Number F/2001/4692
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions /~~Reasons for Refusal~~
1	0001	R001	Full Permission - 5 years
2	C014	R014	External Finishes to Match

RECORD OF SITE VISIT

SITE ADDRESS: 21 Greenfinch Close Crowthorne.

APPLICATION NUMBER: F/2001/4692

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 26/9/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on well along Merryman Drive.

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2 storey detached house part open front garden with enclosed rear garden backing onto road with detached garage at front.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 25 2 storey detached house at right angles to rear windows face rear garden, attached garage nearest to proposal.

No. 20 a 2 storey detached at slight angle to extended to rear with similar size conservatory + window.

5. SITE CONSTRAINTS

TREES — Small tree on boundary adj to No 25

ACCESS/PARKING — As existing

LEVELS — Rear garden drops towards road level

BOUNDARY TREATMENT — No 25 1.8m fence

OTHERS — No 20 1.8m fence

— Rear boundary 2.6m Leylandii cypress hedge + 1.7m high brick wall

Nb Roof may be visible along Merryman Drive.

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

Tel: 0118 974 6441

Date: **29 August 2001**

My ref: F/2001/4692

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/2001/4692
21, Greenfinch Close, , 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,

Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/4692**
21, Greenfinch Close, , 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: **29 August 2001**

My ref: F/2001/4692

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
DX: 33506 – Wokingham

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Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/4692**
21, Greenfinch Close, , 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 Lewis

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

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

Tel: 0118 974 6441

Date: **29 August 2001**

My ref: F/2001/4692

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
DX: 33506 – Wokingham

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Proposed single storey rear extension to dwelling to form conservatory.

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Yours faithfully,

Andrew Thorley

Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/4692**
21, Greenfinch Close, , 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**********

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/4692
CASE OFFICER: Andrew Thorley

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

Received by Wokingham District Council

Application No: F/2001/4692

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

Location:
21, Greenfinch Close, , 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/4692 to enable the library staff to locate the correct information.

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 28/09/2001. 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 be possible for an individual reply to be issued 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

29 August 2001

12 SEP 2001

Wokingham Without Parish Council Consultation Sheet

Officer	Andrew Thorley
No	F 2001 4692
Proposal	single storey rear extension to dwelling to form conservatory.
Site	21 Greenfinch Close, Crowthorne

Committee's Comments

no comments

Signed :_____
Clerk to Wokingham Without Parish Council

11 September 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 15 AUG 2001

Officer: AT | Application No. F/2001/4692

Map No. 108 Site .....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

15.AUG.2001* 4692

Description:

(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 21 GREENFINCH CLOSE

Parish: WOK W/OUT Ward: Wokingham Without

28/8/01 T.W

Applicant: MR/MRS BOSWELL

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

Enforcement (2) Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 28/8/01... Parish Council Informed - YES / NO

T.W

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 and see map.....
.....
.....
.....
.....
.....
.....
.....

Ref: RTH/5234

9 August 2001

Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berks.

Fourth Dimension
ARCHITECTURAL DESIGN
Sydenham House, 95 High Street
Crowthorne, Berkshire RG45 7AD
Telephone: 01344 761727
E.Mail: richard@4thdimension.freeserve.co.uk

15 AUG 2001 * 4692

Dear Sir,

RE: CONSERVATORY: 21 Greenfinch Close, Crowthorne.

Please find enclosed six copies of our drawings 5234/ 01 illustrating proposals for the above project together with copies of relevant forms and certificates to comply with our application for Planning Approval.

Also enclosed is a cheque to the value of £95.00 to cover planning charges.

We trust this is to your satisfaction and look forward to hearing from you in due course.

Yours faithfully

Richard T.Hart.
4th Dimension Architectural Design.

Environmental Services

For office use only.
Application number 15 AUG 2001 * 4692

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR + MRS BOSWELL
	Address and postcode	21 GREENFINCH CLOSE CROWTHORNE BERKS.
	Phone number	
	Agent's Name	4th DIMENSION ARCHITECTURAL DESIGN
	Address and postcode	95 HIGH ST. CROWTHORNE. BERKS. RG45 7AD
	Phone number	01344 761727
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.	21 GREENFINCH CLOSE CROWTHORNE BERKS.
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.	BUFF BRICK TO MATCH EXIST.
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: 4th DIMENSION

on behalf of MR + MRS BOSWELL

Date 9/8/2001

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

ADDRESS 21 GREENWICH CLOSE PARISH WOKINGHAM

PLOT No. 22 ORD. SHEET No. SU 8365 10

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19036	LAING	9/L. RES. DEV.	22.9.83	CL
27944	THAMESLEY	DET. HOUSE & GARAGE	9.7.87	CL
BRA 3680	"	"	2.10.87	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

15.AUG.2001 4692

091074



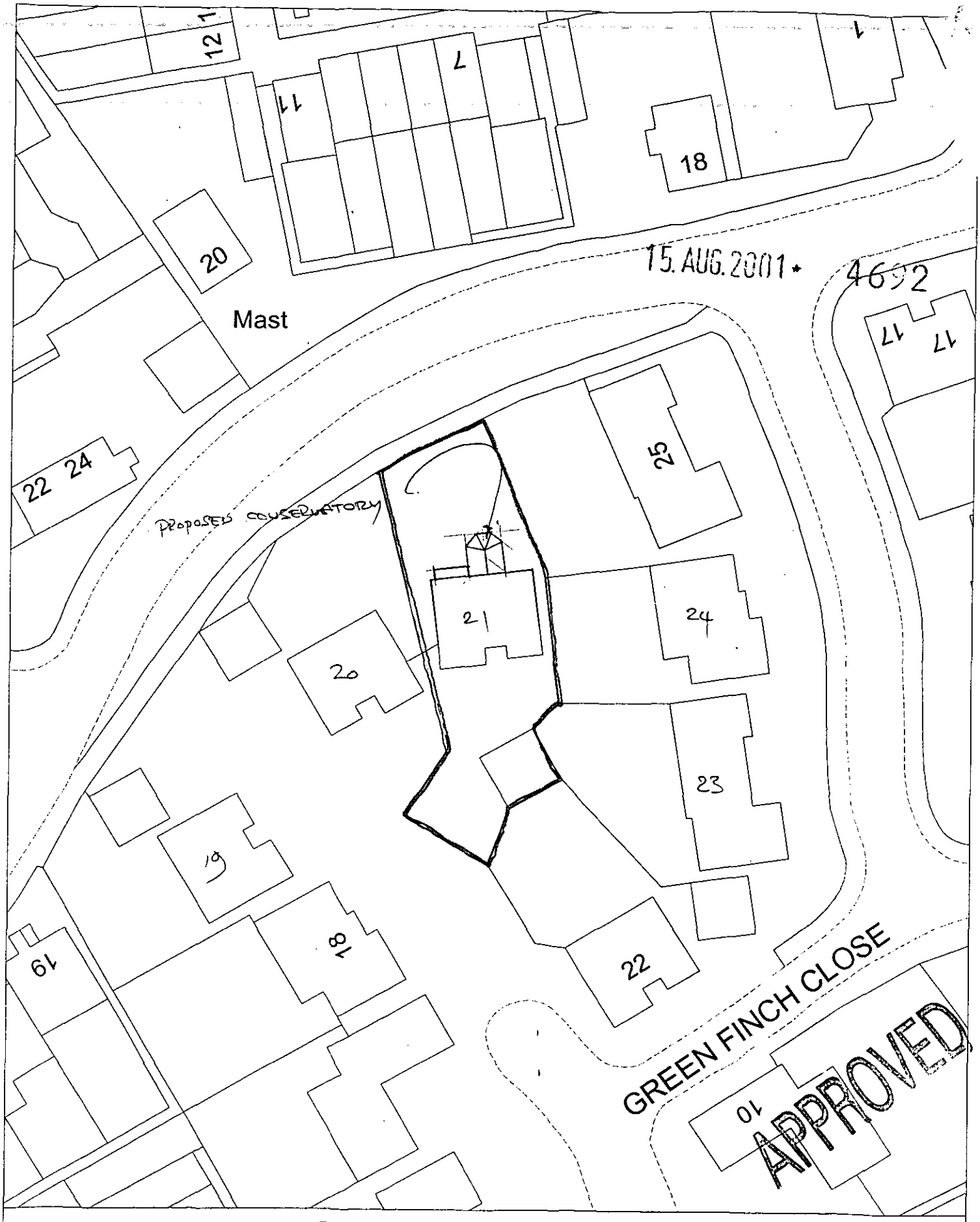
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Development Control Section, Environmental Services, Wokingham District Council.

17 August 2001

Scale: 1 : 1250

N
W E
S



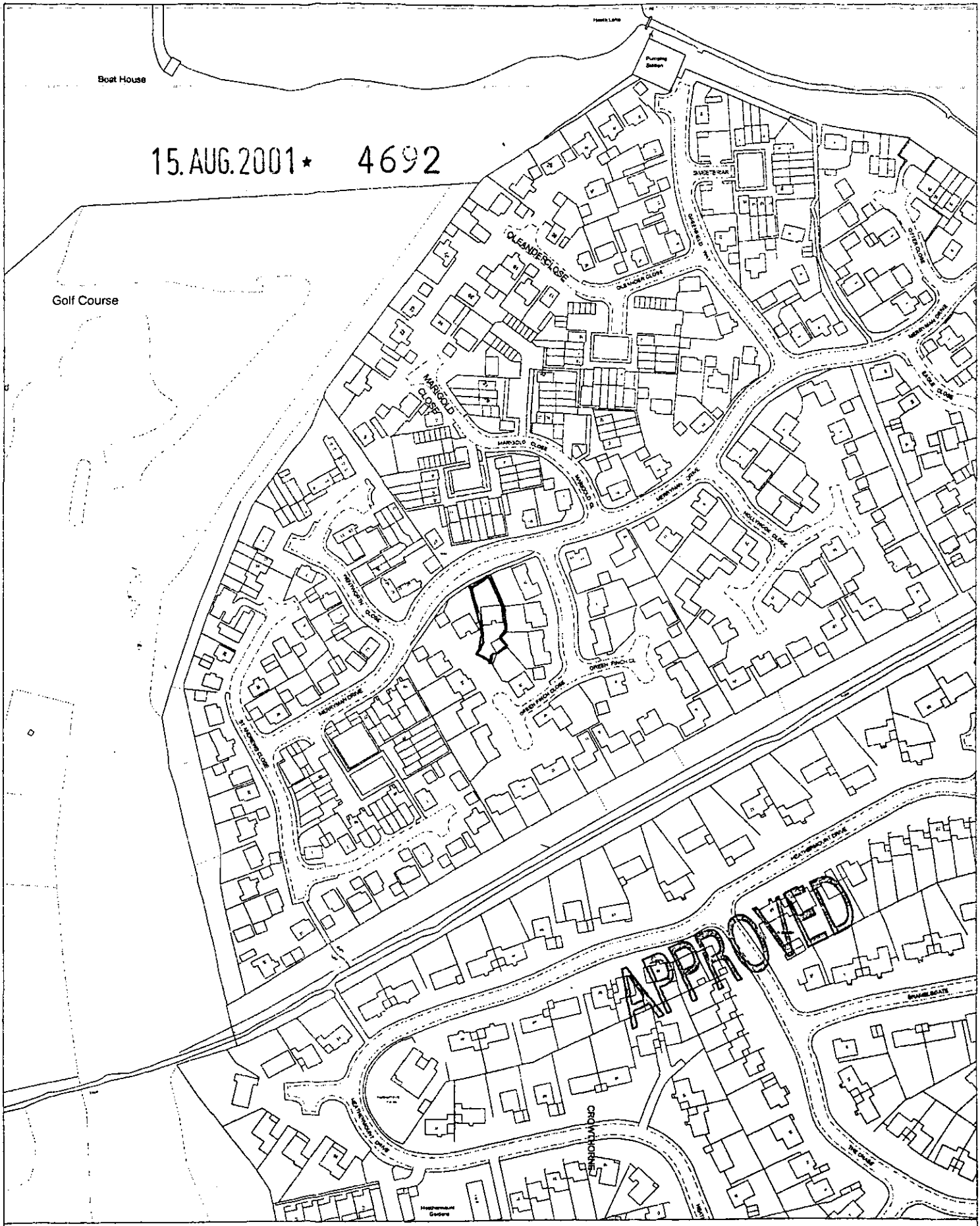
Site Plan, Scale: 1 to 500

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Date: 23 July 2001

N
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Site Plan, Scale: 1 to 2500

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Date: 23 July 2001

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