APPLICATION NO:
F/2000/0483

LOCATION:
11 Ravenswood Avenue, Crowthorne.

APPLICANT:
Dr & Mrs P Williams C/O Andesign

PROPOSAL:
Proposed two storey side extension to dwelling and single storey side and rear extensions.

EARLIEST DATE FOR DECISION: **04/03/2000**

APPLICATION EXPIRY DATE: **27/03/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Dr & Mrs P Williams
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/0483

Parish: **FINCHAMPSTEAD**

Location: **11, Ravenswood Avenue, Crowthorne.**

Proposal: **Proposed two storey side extension to dwelling and single storey side and rear extensions.**

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 external brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Head of Planning and Transportation
Date: 11 April 2000

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 6451

Date: 16 · 3 · 00

My ref: F/2000/0483

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: 33505 – Wokingham

CONFIDENTIAL

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Dear Councillor

Application Number: F/2000/0483
11 , Ravenswood Avenue, , Crowthorne.
Proposed two storey side extension to dwelling and single storey side and rear extensions.

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 **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 27 · 3 · 00

Yours faithfully

Chris Wood
Head of Planning and Transportation

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/0483**
11 , Ravenswood Avenue, , Crowthorne.
Proposed two storey side extension to dwelling and single storey side and rear extensions.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cockroft

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 6451

Date: 16·3·00

My ref: F/2000/0483

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 M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

Dear Councillor

Application Number: F/2000/0483
11 , Ravenswood Avenue, , Crowthorne.
Proposed two storey side extension to dwelling and single storey side and rear extensions.

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 **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 27·3·00 .

Yours faithfully

Chris Lowe
Head of Planning and Transportation

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/0483**
11 , Ravenswood Avenue, , Crowthorne.
Proposed two storey side extension to dwelling and single storey side and rear extensions.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Long

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

Received by Wokingham District Council

Application No: F/2000/0483

Proposal:
Proposed two storey side extension to dwelling and single storey side and rear extensions.

Location:
11 , Ravenswood 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/03/2000. 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

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0483 EC
BUILDING CONTROL NUMBER.	FP2000/0252 Brian
~~APPLICANT~~/AGENT	Rdesign
ADDRESS OF SITE	11. Ravenswood Avenue Cookstown BT80 8TN
DESCRIPTION OF PROPOSED WORK	2 storey side ext + s/s side + rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2916B	AH/E/2916B
ELEVATIONS	AH/E/2917A	AH/E/2917A
FLOOR PLANS	AH/E/2916B	AH/E/2916B.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	11/4/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	17/4/00.	

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	

Application Number F/2000/0483
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'BRICKWORK'
3	SC23	SR06	'PARKING & GARAGING'. (INS).

RECORD OF SITE VISIT

SITE ADDRESS: 11 Ravenswood Avenue Crowthorne.

APPLICATION NUMBER: F/2000/0483

OFFICER: Elaine Connor

DATE OF SITE VISIT: 18.2.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

Established residential area
houses of individual design

3. DESCRIPTION OF SITE/BUILDING

2 st detached dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES

No.15 - windows above gr. level in gable - small secondary windows

5. SITE CONSTRAINTS N/A

TREES N/A

ACCESS/PARKING N/A

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS

N/A

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0483

Applicant : Dr & Mrs P Williams C/O Andesign.

Location : 11 , Ravenswood Avenue, , Crowthorne.
Proposal : Proposed two storey side extension to dwelling and single storey side and rear extensions.

Site Notice Displayed ? :	YES	NO	DATE
	✓		18·2·2000

Date of Neighbour Notifications : .....

Date of Site Visit : 18·2·2000

Date Registered : 31/01/2000

Earliest Date for Decision : 04/03/2000

Latest Consultation Date/Site Notice Expiry Date : 04/03/2000

Application Expiry Date: 27/03/2000

Consultation Responses :
FINCH. PARISH C :

Planning Issues :
* IMPACT UPON ST. SCENE.
* " " NEIGHB. PROPS.

Application Number: F/2000/0483
PROP: 2st. side extension & S.st. side & rear
Appraisal : extensions.

IMPACT UPON NEIGH. PROPS:
The proposed development which is the subject of this application includes a 2 storey side extension & S.st. & side & rear extension.
The 2 storey extension is proposed to be built along the norten side elevation & will be set back from the existing front building line by approx 1.2m & will have a Ridge height 0.5m lower than that of the original dwelling.
The proposed 2 st. side extension will be just over 1m from the boundary with no. 15. Given the form & massing of this prop. extension & the fact that there are no. primary windows in the flank wall of no. 15, it is not considered that the proposed extension will have an adverse negative impact upon the living conditions of this dwelling.

The single storey side extension to be constructed along the south elevation, to create a garage & additional living space is to be located 1m from the boundary with no. 9. It is not considered that this extension will have an adverse negative impact upon the neighb. dwelling.

IMPACT UPON ST. SCENE:
Given the form & design of the proposed extensions it is considered that they are in keeping with the character of the existing dwelling, & are therefore unlikely to have an adverse negative impact upon the st. scene.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 31 JAN 2000	
Officer: EC	Application No. F/2000/0483

Map No. 116 Site ...012...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY SIDE AND REAR EXTENSIONS

Location: 11 RAVENSWOOD AVENUE

Parish: ~~WOKINGHAM WDOUT~~ FINCHAMPSTEAD Ward: Finch South

9.2.2000

Applicant: DR & MRS WILLIAMS

Fee Received 95-00 (2) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Is boundary with No 9 correct? Mapinfo shows a strip of land between the 2 properties which is not shown on plans.		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 9.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent (D P A) Bradwell -	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... No pre-apps .....

NEIGHBOURS:

..... S/N + 18 & 16 Heatherdene Avenue .....

LITTLE SPINNEY
ADDRESS 11 Ravenswood Avenue PARISH Finchampstead

PLOT No. ORD. SHEET No. SU 8263(116)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
335/50	S.V Bogars	Garage	12·9·50	
38266.	?		11 9.91	C/A
BRA10741	A. RISMAN	d/st. Lit/INT. ALTS.	10·9·91	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:
31.JAN.2000* 0483

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	DR & MRS P. WILLIAMS
	Address and postcode	11 RAVENSWOOD AVENUE CROWTHORNE, BERKS RG45 6AX
	Phone number	01344 466151
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	0118 9784165
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 ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION AND SINGLE STOREY SIDE AND 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.	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.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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

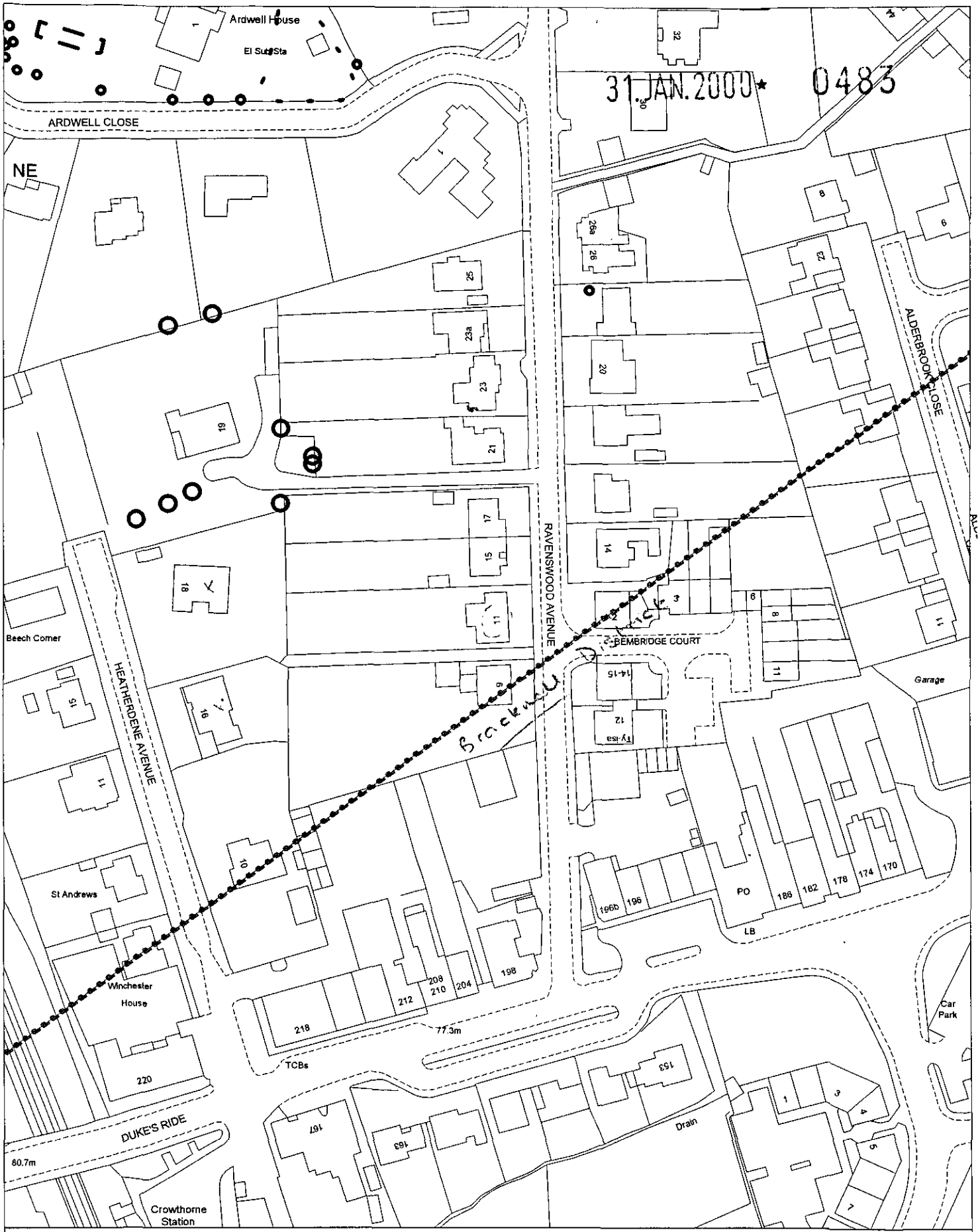
None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN)

on behalf of DR & MRS P. WILLIAMS

Date 28.1.2000

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



Site Plan, Scale: 1 to 1250

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Date: 3 February 2000

N W E S