APPLICATION NO:
F/2001/5217

LOCATION:
23 Lyneham Road, Crowthorne.

APPLICANT:
Mr Wakeman C/O Quality Direct

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

EARLIEST DATE FOR DECISION: **08/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
28/12/2001

CASE OFFICER: **Andrew Thorley**

Richard Kelly

APPROVED

326

DO

RAILEX
Marbleboard

EASIFILE EP7

(RK)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Wakeman
C/O Quality Direct
Wyevale Garden Centre
Bath Road
Thatcham
RG18 3AN

Application Number: F/2001/5217

Parish: **WOKINGHAM WITHOUT**

Location: **23, Lyneham Road, 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. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. 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 Policy WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 14/12/2001

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.

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

Tel: 0118 974 6441

Date: **14 November 2001**

My ref: F/2001/5217

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

Dear Councillor

Application Number: F/2001/5217
23, Lyneham Road, , 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/2001/5217**
23, Lyneham Road, , 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**********

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

Tel: 0118 974 6441

Date: **14 November 2001**

My ref: F/2001/5217

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
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lewis

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

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

Tel: 0118 974 6441

Date: **14 November 2001**

My ref: F/2001/5217

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
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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**********

Received by Wokingham District Council

Application No: F/2001/5217

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

Location:
23, Lyneham Road, , 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 quote application number F/2001/5217 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 08/12/2001. 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

14 November 2001

Richard Kelly

WORK SHEET FOR : ~~Andrew Thorley~~

Application Number : F/2001/5217

Applicant : Mr Wakeman C/O Quality Direct.

Location : 23, Lyneham Road, , Crowthorne.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		5/12

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 02/11/2001

Earliest Date for Decision : 08/12/2001

Latest Consultation Date/Site Notice Expiry Date : 08/12/2001

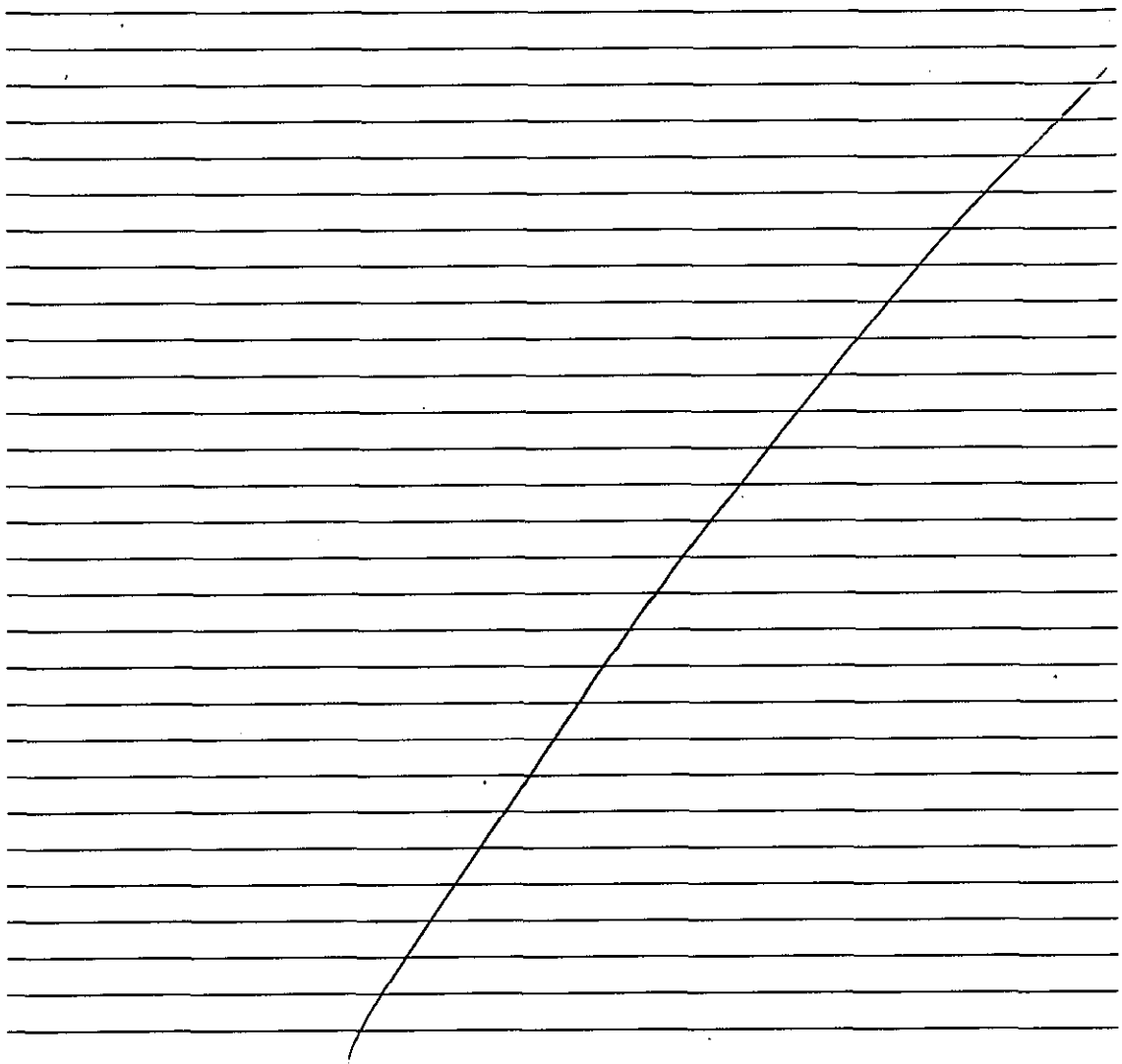
This application will have expired on: 28/12/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses : Wokingham Without: no comments

Planning Issues : Impact on adjoining properties.

Application Number: F/2001/5217

Appraisal :



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

Application Number F/2001/5217
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

Richard Kelly

SITE ADDRESS: 23 Lyneham Road
Crowthorne.

APPLICATION NUMBER: F/2001/5217

OFFICER: ~~Andrew Thorley~~

DATE OF SITE VISIT: 5/12

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS
Detached houses 19 70s/~~80s~~

3. DESCRIPTION OF SITE/BUILDING Extended detached house.

4. RELATIONSHIP TO ADJOINING PROPERTIES
1.5m path to S. (No. 25)

5. SITE CONSTRAINTS

TREES Small Conifers at rear door's garden (No. 25) on boundary.

ACCESS/PARKING Unaffected

LEVELS flat.

BOUNDARY TREATMENT 2m fence + conifers.

OTHERS No. 25 appears to be a handed copy of 23.

Application Number F/2001/5127 – 23 Lyneham Road, Crowthorne

Appraisal:

This proposal is for the erection of a single storey rear extension to form a conservatory. I consider this application raises one issue:

Impact on adjoining property : SEE 1, WSE 1

The proposal would extend 3.5m from the existing rear elevation, and 2m from the adjacent single storey rear extension. It would be located approximately 2m from the boundary with No 25 Lyneham Road, and approximately 7.5m from the nearest part of that dwelling. ~~Therefore, this proposal accords with the draft SPG 'Guidelines for Extensions to Dwellings'~~. The lightweight nature of the construction of the conservatory and the presence of small conifers and shrubs along the boundary of the properties further limits any possibility of overlooking.

Approval ~~**Refusal**~~

01344762283

PLANNING SERVICES	HPT
FOL	TLS
	ENF

20 NOV 2001

COPIES TO: FILE:

Wokingham Without Parish Council Consultation Sheet

Officer Andrew Thorley

No F 2001 5217

Proposal *single storey rear extension to form conservatory.*

Site 23 Lyneham Road, Crowthorne.

Committee's Comments

No comments

Signed : _____
Clerk to Wokingham Without Parish Council

20 November 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 2/11/01	
Officer: AT	Application No. F/2001/5217

Map No. 108 **Site** 0.04
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(AT) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 23 LYNEHAM ROAD

Parish: WOK W/OUT Ward: WOK N/O

Applicant: MR WAKEMAN

Fee (6) 95-00 Received ~~00-00~~ Required ~~95-00~~ Additional ~~95-00~~ 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			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 14/11 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 preapps

NEIGHBOURS:

S/N + see map:

Environmental Services

For office use only.
Application number: 02.NOV.2001* 5217

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	MR WAKEMAN 23 LYNEHAM RD CROWTHORNE
2	Agent's Name Address and postcode Phone number	QUALITY DIRECT NYEVALE GARDEN CENTRE BATH RD THATCHAM RG18 3AN (MR G. ADAWAY) 01635-863666
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.	23 LYNEHAM RD CROWTHORNE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTN TO FORM CONSERVATORY
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.	RED BRICKWORK - WHITE PVC-U
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:	Proposed: N/A
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees) If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature [signature] on behalf of MR WAKEMAN

Date 30/10/01

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

ADDRESS 23 Lyneham Road PARISH WOK | WITHOUT

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
0/115/65	Domar Dev. LTD	Res det	18-5-65	N/A	C/A
32/66	"	Det house + garage	14-4-66	APP	C/A
BR 1051	Mr D Kirkby	Ext to garage	4-7-74	APP	N/A
BR 5476	"	S/STOREY EXTENSION	11-10-76	APP	N/A
05405	"	"	25-11-76	N/A	C/A
BR 6873	MR. D. ROBERTS	PORCH INFILL	12-7-77	APP	N/A
42183	MR L. WAKEMAN	1ST FLOOR EXT.	28-3-94		C/A
FP94/0504	"	"	5-5-94	APP	

DATE OF COMPLETION

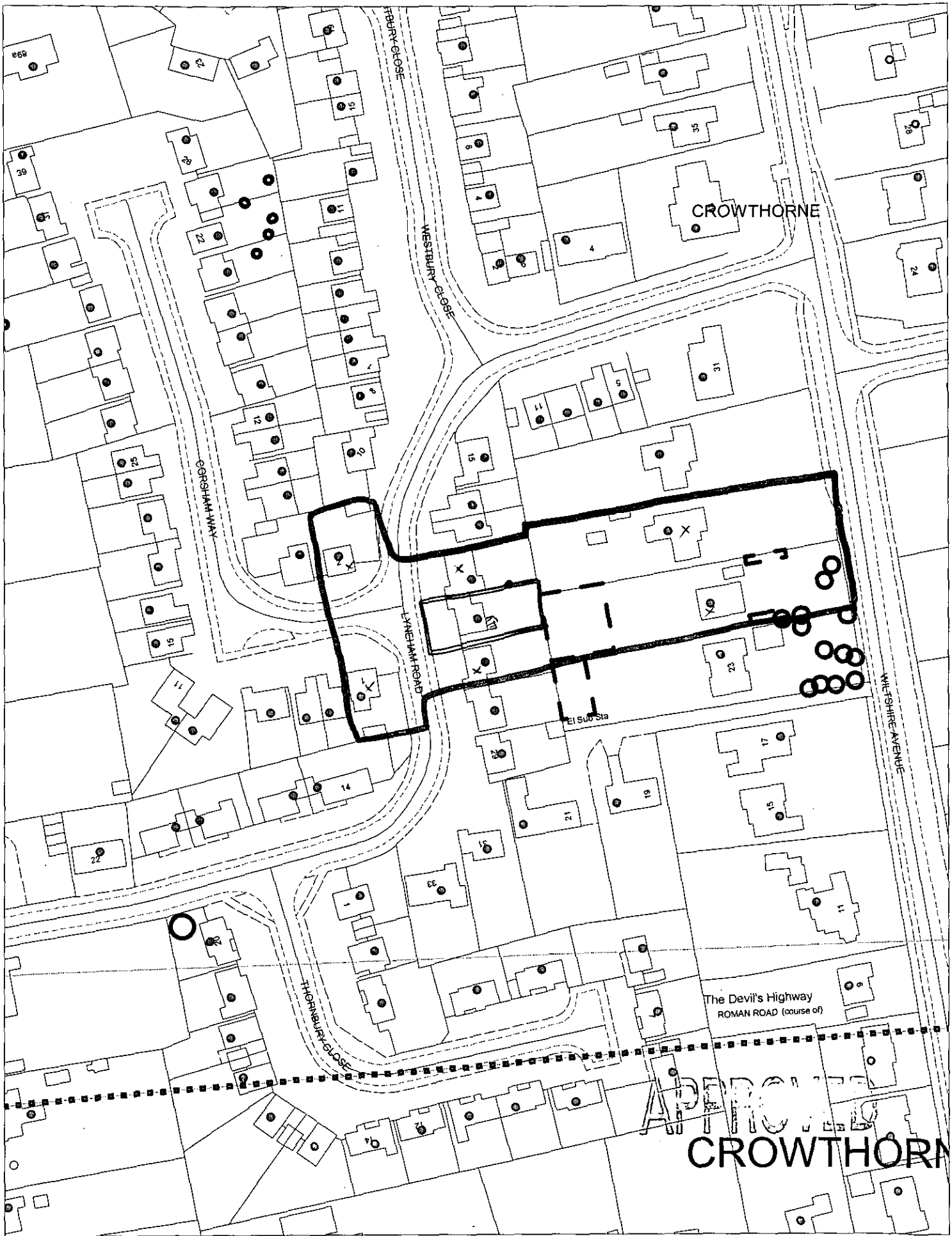
MINISTRY DECISION BR 1051 cancelled by HDC 13.12.77.

SPECIAL ORDERS

DRAINAGE

091074

02.NOV.2001 * 5217

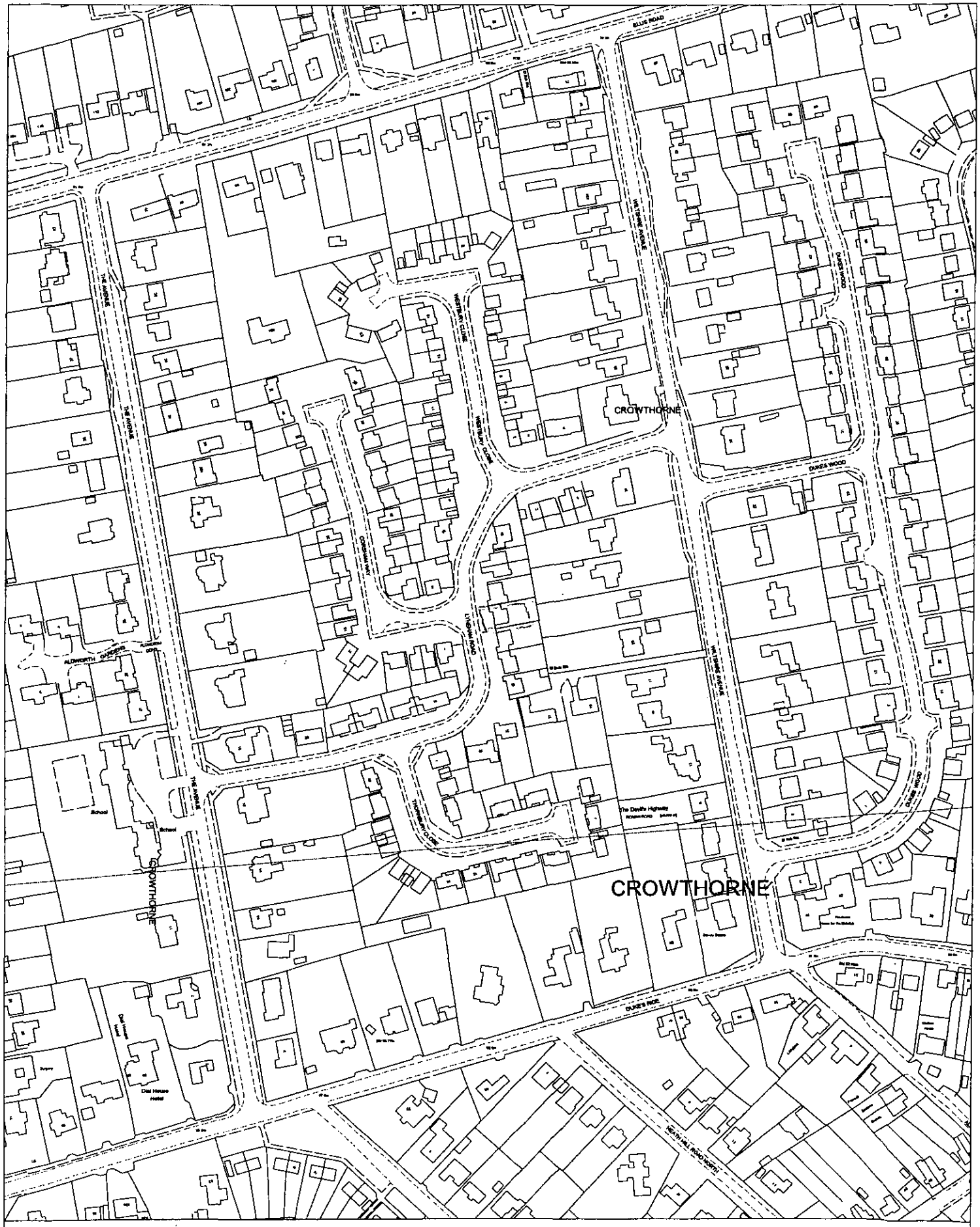


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Development Control Section, Environmental Services, Wokingham District Council.

13 November 2001 Scale: 1 : 1250

N
W E
S



Site Plan, Scale: 1 to 2500

APPROVED

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

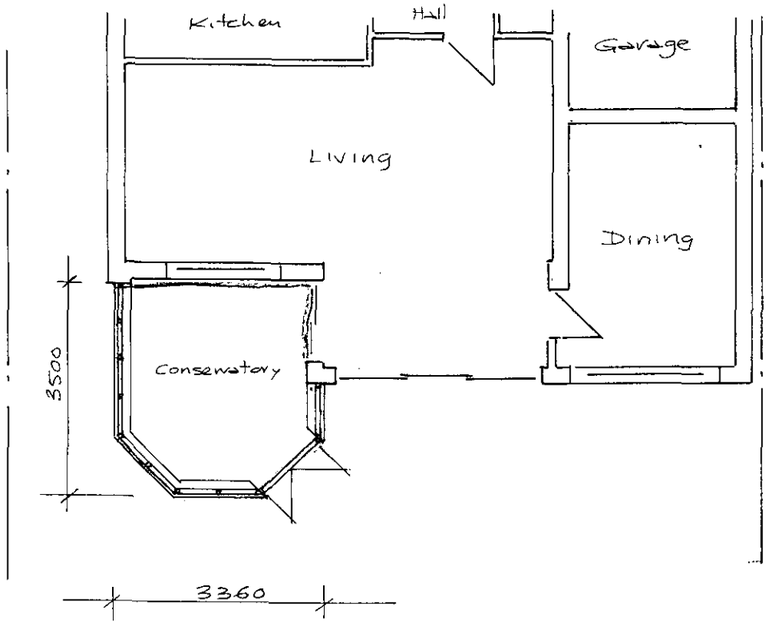
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Date: 22 October 2001

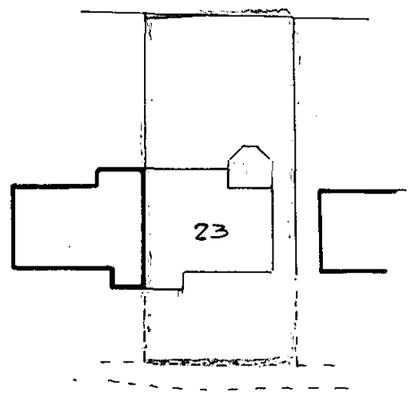
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02.NOV.2001* 5217

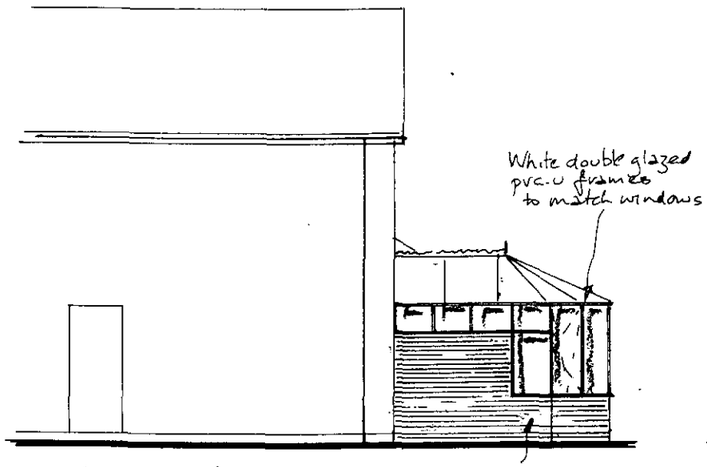
DRG Nº 301001 W



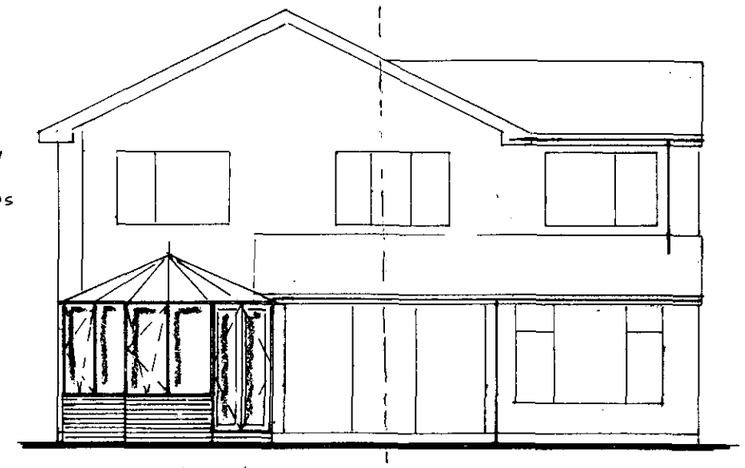
Plan



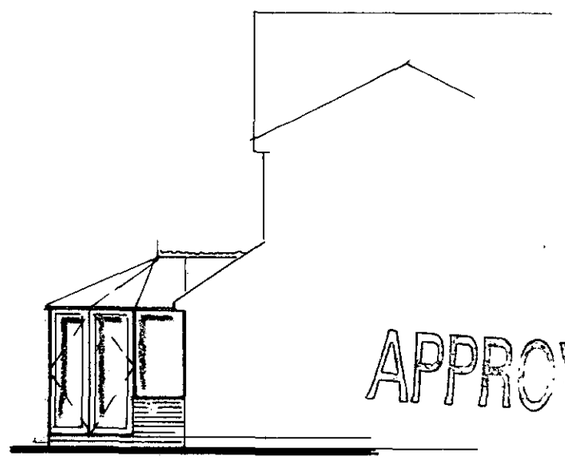
Site Plan 1:500



Side Elevation

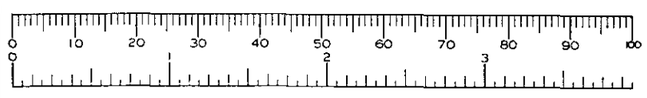


Rear Elevation



Side Elevation

APPROVED



PROPOSED CONSERVATORY

FOR MR & MRS WAKEMAN

AT 23 LYNEHAM ROAD CROWTHORNE

SCALE:- 1:100