APPLICATION NO:
F/2001/5412

LOCATION:
29 The Avenue, Crowthorne.

APPLICANT:
Mr/Mrs M Ball C/O Farrell Design Studio

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **09/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
12/03/2002
Listing Exp 13/2/2.

CASE OFFICER: **Louise Smith**

APPROVED

S2S

02

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M Ball
C/O Farrell Design Studio
The Studio
35 Barleycroft Road
Welwyn Garden City
Herts
AL8 6JX

Application Number: F/2001/5412

Parish: **WOKINGHAM WITHOUT**

Location: **29, The Avenue, Crowthorne.**

Proposal: **Proposed two storey side extension to dwelling.**

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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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.

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

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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 Policies LD3 and EN1.
South East Area Local Plan Policies SBE1, SBE2, ST3 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6 and WOS2.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 28/02/2002

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.

Tel. 0118 974 6443 (Direct Line)

Date. 25 September, 2002

My ref. CD/FP2002/3405(5412)

Mr & Mrs Ball
C/o Farrell Design Studio
35 Barleycroft Road
WELWYN GARDEN CITY
Herts
AL8 6JX

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
E-mail:

Dear Sir & Madam,

TWO STOREY SIDE EXTENSION AT BROADLANDS, 29 THE AVENUE, CROWTHORNE

Thank you for your Building Regulations Application Number FP/2002/3405 received on 21 August.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The planning officer considers that the proposal is materially different from the Approved Planning Number F/2001/5412, which cannot be dealt with as a minor amendment. There is an alteration to the roof over the master bedroom, and the plan shows that the roof will be extended over the balcony.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 16 October. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	54/2	LS
BUILDING CONTROL NUMBER	FP2002/3405 South	
~~APPLICANT~~/AGENT	Farrell Design Studios	
ADDRESS OF SITE	Broadlands 29 The Avenue Cowthorne WOK. WITHOUT	
DESCRIPTION OF PROPOSED WORK	2 storey side ext	

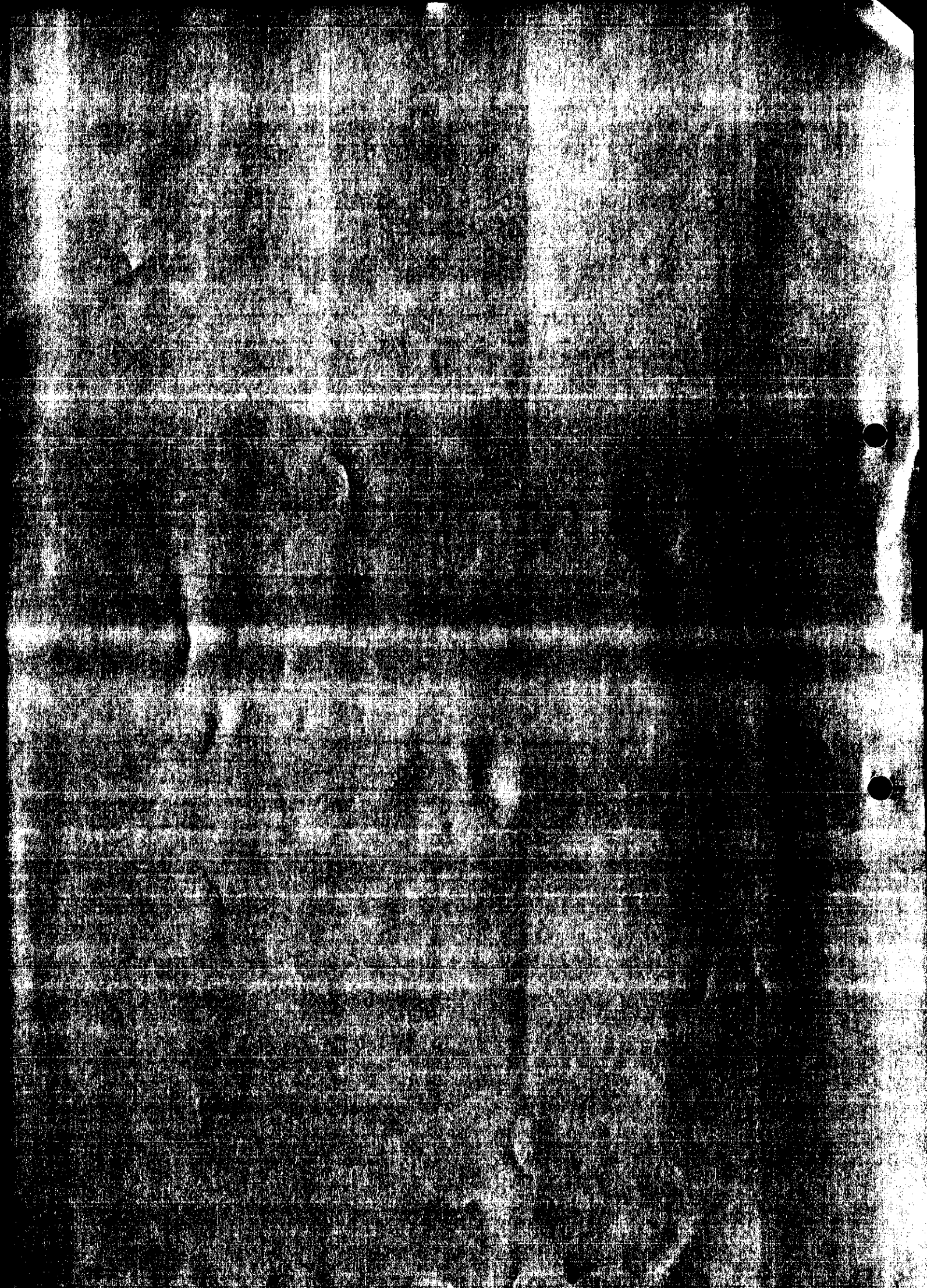
DRAWING NUMBERS	BC	DC
BLOCK PLAN		CD-452-00
ELEVATIONS	CD 452/BR03	CD-452-03A
FLOOR PLANS	CD 452/BR02	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/2/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? Seen Basia		
DATE	5/3/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	25/9/02		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New.

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



WORK SHEET FOR : Louise Smith

Application Number : F/2001/5412

Applicant : Mr/Mrs M Ball C/O Farrell Design Studio.

Location : 29, The Avenue, , Crowthorne.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 28/1/2

Date Registered : 15/01/2002

Earliest Date for Decision : 09/02/2002

Latest Consultation Date/Site Notice Expiry Date : 09/02/2002

This application will have expired on: 12/03/2002. 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 :

Highways - conditional approval
Neighbour (No 27) - overdevelopment concerns + fears toward future development.
Parish Council - overdevelopment, out of keeping, commercial use
Councillor Angus Ross - no objection

Planning Issues :
Identified Settlement
Impact on Neighbours
Impact on Streetscene
Highways + Parking

Application Number: F/2001/5412 - 29 The Avenue
Appraisal

Development
The site is a prominent two storey detached dwelling, situated within the identified settlement of Crowthorne.

The application proposes a considerable two storey side extension between the dwelling and the garage, making the latter integral with the house. The proposed extension would be set back from the front building line of the dwelling but protrude 1.2m forward of the garage and match the building line of the garage to the rear. It would incorporate a pitched roof, 5.2m to the eaves and 9.8m to the ridge (1.4m lower than the existing roofline). The design corresponds to that existing, with the addition of a balcony to the rear.

1) Impact upon Neighbouring Properties
It is not felt that any additional overlooking would be provoked by the development due to the intervening distance between neighbours. The rear balcony would not enable overlooking onto No 31 as the roof of the garage would obscure views in this direction. Furthermore, the extension would not breach overshadowing angles with regard to the neighbouring property No 27A, and the bulk of the development would be screened behind the existing dwelling and therefore it is not considered to exert an overbearing influence on this neighbour.

The new extension would subtend the 25° overshadowing angle with regard to the two ground floor side elevation living room windows of No 31 and this impact would be increased due to the aspect of the dwellings. However, this angle is already breached by No 29's steeply pitched garage (6m high). Furthermore, light is already restricted into this room by the coniferous boundary hedge and there are patio doors in the rear elevation meaning that the discussed windows are not the only light source into the room. It is considered that due to the comparative size of this neighbour the extension may exert an overbearing impact, although there would be a 10m gap between this neighbour and the proposed extension and therefore could not warrant a refusal.

2) Impact upon the Character of the Area
The extension, by reason of its location, would incorporate the garage and therefore almost the entire width of this plot would be developed upon. However, this is not an uncommon feature along The Avenue, similar patterns are found at No 40, 30 and 39.
The style of the extension is in keeping with the original dwelling and 'local' to the area. Features are repeated and a degree of symmetry is proposed.
The development is therefore found to compliment both the style and size of developments along The Avenue.

3) Highways and Parking

The proposed development would convert this 6 bedroom property to that of an 8. The parking requirement is met by the existing garage and driveway. Highways have no objections provided that these spaces and turning facilities are retained.

Approved ✓ ~~**Refused**~~

Application Number F/2001/5412
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	INSERT: First floor side elevation of the extension
4	C049	R049	
5	C122	R122	

Streetscene - Look at other dwellings photos of No 29 + Streetscene.

(Any other 3 storey dwellings)

RECORD OF SITE VISIT

SITE ADDRESS: 29 The Avenue Crowthorne.

APPLICATION NUMBER: F/2001/5412

OFFICER: Louise Smith

DATE OF SITE VISIT: 28/1/2

1 SITE/STATUTORY NOTICE DISPLAYED ? Y - front.

2. DESCRIPTION OF SURROUNDINGS
wooded residential rd. houses set back - mixture of styles + sizes.
Large plots of land
2 storey/3 - detached dwellings - brown, red brick, grey, white tile roof.

3. DESCRIPTION OF SITE/BUILDING
not great screening in front of 29 compared to ~~other~~ dwellings at other end.
Modern dwelling vibrant red tile + ~~[illegible]~~ blue grey roof makes it stand out next to neighbours
> tonned in > brown [illegible]

Roofline v. prominent with pitched dormers x 2 + 3 in roof. Stands considerably higher than neighbours c. 3m

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 30 - chalet bungalow.
No 29 v. close to 27 A

visible from both sides of approach esp from right hand side approach as lower hedges c. 2m front houses 35 to 29 ish

Left - constructing 1.8m brick wall. → rear
Right front - 2m hedge right rear 2m sbfence hedge.
Rear - 2m cbfence

5. SITE CONSTRAINTS

TREES none affected

ACCESS/PARKING 5

LEVELS ok

BOUNDARY TREATMENT as above

OTHERS Other properties fairly old in keeping - extension of new dwelling would draw more attention to its already modernised front materials (new roof etc). renovation work

Extension would bring large steeply pitched garage (c 1.7m below neighbouring bungalow roofline) into development - increase massing

would stretch almost entire width of their plot - not visible elsewhere

all/set relatively good distance from one another + better side screening than No 29.

No 26 opposite quite wide but not as high

same design
No 24 - as tall as No 29 but not as wide (1 dormer in roof 3dfl. level)
No 22 - " " " as No 29 with extension
No 20 " " " "

Well screened side + front

Our Ladys Preparatory School (large)

Applicationo	Name & Address
F/2002/5412	Prof. D J Nevrala 27 The Avenue CROWTHORNE RG45 6PB
Application Approved	Letters sent 08.03.02

WOKINGHAM UNITARY
Aiming for Excellence

Louise Smith

From: Angus Ross [angus@soldiers75.freeserve.co.uk]
Sent: Wednesday, January 23, 2002 8:15 AM
To: louise.smith@wokingham.gov.uk
Subject: F/2001/5412 29 The Avenue, Crowthorne

The Avenue and the parallel Wiltshire Avenue are gradually changing their chahracter and streetscene from individual bungalows on large plots (with some larger houses) to wall to wall larger houses. This cannot be resisted, but there is a sensible street-scene limit, even with most of the houses set back from the road. The newish No 29 is already a very large 3 storey bulky house. The proposed addition will make excessive massing, overdevelopment of the site and be too intrusive in the street-scene. It will be out of charcter of what is around, even though the 'style' of house is 'local'. Allowing this extension would seriously affect the ablilty of neighbours to realise the potential of their plots.
I believe this application should be refused. If you were minded to approve this, I would wish to list it.
Cllr Angus Ross, Wokingham Without Ward

Discussed with Mrs Thorp 25/2 + now accept this development. AL..

Committee Reports to be in on 5 Feb for Committee of 20th Feb

Shrink plans

take photos.

Wokingham Without Parish Council Consultation Sheet

Officer	Louise Smith
No	F 2001 5412
Proposal	two storey side extension to dwelling.
Site	29 The Avenue, Crowthorne.

HPT
TLS
PMF
13 FEB 2002
FILE:

Committee's Comments

The committee feel the proposal would be overdevelopment of the site, out of keeping with the surroundings and could possibly at some future date lead to commercial use of the site.

Signed :
Clerk to Wokingham Without Parish Council

12 February 2002

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 16 January 2002

Application Number: F/2001/5412

Re: Dependant on no. of bedrooms
Proposal: Proposed two storey side extension to dwelling.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
29, The Avenue, , Crowthorne.

Applicant:
Mr/Mrs M Ball C/O Farrell Design Studio.

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).

C049, R049
C122, R122

Signed: _____ **Print name:** ADAM 18/01/02

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
07 FEB 2002	
COPIES TO:	ACK: ✓
	FILE:

Called 8/2 to clarify queries raised LS.

27 The Avenue
Crowthorne
Berkshire
RG45 6PB

Tel: 01344 773427
Fax: 01344 751251
E-mail nevraladj@cs.com

Attention Louise Smith
Development Control Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Access. ✓

4 February 2002

Dear Ms Smith

APPLICATION NUMBER F/2001/5412

Thank you for advising me of the plans to extend 29 The Avenue, Crowthorne.

Having viewed the application I have the following objections and concerns:

1. **Nowhere, on any plan or layout, is detached house number 27a The Avenue shown.**

This is a serious omission if the application is to be viewed and judged in its entire conext. The house number 27a, was itself an infill, 'shoehorned in' by previous owners of number 29, and which was strongly opposed at the time by all local residents. ✓ AWARE OF.

2. **Undesirable Cramming Effect to the Property and The Avenue?**

It appears the proposed extension to 29 would block virtually its whole frontage to the Avenue. And when viewed with the missing number 27a in situ, it presents an almost terraced effect of continuous cramming, which is not appropriate to The Avenue's character.

3. **On the plan you sent me the existing double garage for No 29 is not shown either!**

The effect of this is to show space for the extension that's just not there.

4. The three adjacent properties (31, 33 and 35?) are shown in dotted outline on the drawing you sent me. Would you explain the significance of this is please?

I am at a loss to understand the reasoning for this, but I am sure it's significant.

An underlying concern I have revolves round the situation of the surrounding properties. Number 33 has recently become vacant (and an attempt made to redevelop the site) and overtures have been made to other property owners including the property at the rear of these houses, which we understand relates to a larger development potential under consideration. Again, if this came about, it would represent more cramming and adds nothing to The Avenue – in fact, would be very detrimental in my view. And an added strain and demand on services.

So you see the dotted line concerns me somewhat. Especially as the applicant is a professional in the housing business. (Although I guess this comment is not really germane to this particular instance)

5. On the proposed house plans: The boundary between number 29 and number 27a (*the omitted house*) is marked to remain fenced – yet is currently being built as a wall, connecting right down to the public pavement.

The application or proposals do not cover this in either its length, or its height. Which I would have thought is a further infill effect. And something that ought to be part of the overall planning consideration, appraisal and its effect?

I, like many others in the Avenue, feel strongly that its building proportions, open spaces between houses (old and new), its trees on-street and in- garden etc., all contribute to its desirable environment. We also appreciate some change is inevitable – but it need not be detrimental. Good Avenues need protecting.

We rely on our Planners and their expertise to safeguard this environment for everyone and the future.

I look forward to hearing from you.

Kind Regards,

Prof. D J Nevrala

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

Tel: (0118) 974 6463

Date: **16 January 2002**

My ref: F/2001/5412

WOKINGHAM UNITARY
Aiming for Excellence

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/2001/5412
29, The Avenue, , Crowthorne.
Proposed two storey side extension to dwelling.

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 **Louise Smith** on **(0118) 974 6463**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2001/5412**
29, The Avenue, , Crowthorne.
Proposed two storey side extension to dwelling.
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 6463

Date: **16 January 2002**

My ref: F/2001/5412

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Councillor

Application Number: F/2001/5412
29, The Avenue, , Crowthorne.
Proposed two storey side extension to dwelling.

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If you have any questions please do not hesitate to contact **Louise Smith** on **(0118) 974 6463**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2001/5412**
29, The Avenue, , Crowthorne.
Proposed two storey side extension to dwelling.
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 6463

Date: **16 January 2002**

My ref: F/2001/5412

WOKINGHAM UNITARY
Aiming for Excellence

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/2001/5412
29, The Avenue, , Crowthorne.
Proposed two storey side extension to dwelling.

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If you have any questions please do not hesitate to contact **Louise Smith** on **(0118) 974 6463**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2001/5412**
29, The Avenue, , Crowthorne.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5412
CASE OFFICER: Louise Smith

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

Received by Wokingham District Council

Application No: F/2001/5412

Proposal:
Proposed two storey side extension to dwelling.

Location:
29, 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 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/2001/5412 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/02/2002. 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

16 January 2002

F

Application Number : ~~NEW~~/2001/5412	Map No : 108
Case Officer : LS	Site Area : 0.15
Valid Date : 15/01/02	Received Date: 06/12/2001

Level : Delegated Application

Description : Proposed two storey side extension to dwelling.

Location : 29, The Avenue, , Crowthorne.

Parish : WT Ward : WOK

Applicant : Mr/Mrs M Ball C/O Farrell Design Studio.

Fee Required: £95 Fee Received: £95 (A)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	PARKING LAYOUT?	13/12	✓ 15/1
FORMS UNSIGNED	How many bedrooms?	13/12	✓
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	SIDE ELEVATIONS OF LOUNGE/DRAWING ROOM AT REAR. + MASTER BEDROOM	13/12	✓
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees ✓

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓ - DEPENDANT ON NO. OF BEDROOMS

NEIGHBOURS

S/N + see map

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

No pre-appn

15.JAN.2002 5412

FARRELL DESIGN STUDIO

5 December, 2001

Planning Administration Department
Wokingham District Council
PO BOX 157
Wokingham
Berks
RG40 1WR

Dear Sir or Madam:

RE: BROADLANDS, 29 THE AVENUE, CROWTHORNE

Please find enclosed herewith, a full planning application and cheque for £95 covering the fee for the above site.

Yours Sincerely,

David J Farrell

The Studio, 35 Barleycroft Road, Welwyn Garden City, Hertfordshire. AL8 6JX

TEL: 01707 371 361 FAX: 01707 371 366
EMAIL: post@f-designstudio.com

15. JAN. 2002 • 5412 COPY



Tel. (0118) 974 6429 or 6433

Date: 13 December 2001

Your Ref:

My Ref: NEW/2001/5412

Mr/Mrs M Ball
C/O Farrell Design Studio
The Studio
35 Barleycroft Road
Welwyn Garden City
Herts
AL8 6JX

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 Sir/Madam

Reference Number: 2001/5412

Site Address: 29, The Avenue, , Crowthorne.

Proposal: Proposed two storey side extension to dwelling.

I return your application, as it is invalid and cannot be determined for the following reason(s);

1 How many bedrooms are existing and proposed? Please show parking layout on block plan.

2 Please provide 6 copies of both side elevations of proposed drawing room with bedroom over.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

NB: Rest of plans retained.

15 JAN 2002 * 5412

FARRELL DESIGN STUDIO

PLANNING SERVICES	HPT 51828
POL	TLS
DC CAH	ENF
APP	
CS	
15 JAN 2002	
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	FILE:

14 January, 2002

Ms Carol Hurst
Senior Technical Officer
Development Control
WOKINGHAM DISTRICT COUNCIL
PO BOX 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir or Madam:

RE: 29 THE AVENUE CROWTHORNE

Further to your letter please find enclosed herewith:

1. Planning application forms and certificates
2. Revised site plan showing car parking capacity
3. Revised floor plans and elevations showing the side elevation of the extension.

I trust that this information now meets with you approval and that the application can now be registered.

I look forward to hearing from you in due course.

Yours Sincerely,

David J Farrell

The Studio, 35 Barleycroft Road, Welwyn Garden City, Hertfordshire. AL8 6JX

TEL: 01707 371 361 FAX: 01707 371 366
EMAIL: post@f-designstudio.com

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
For office use only. Application number:	15 JAN 2002 5412
CS	
	15 JAN 2002
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Environmental Services

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name	Mr & Mrs M. BALL
	Address and postcode	BROADLANDS
		29 THE AVENUE
		CROWTHORNE
		BERKSHIRE RG45 6PB
	Phone number	01753 834688 / 07967 555800
2	Agent's Name	FARRELL DESIGN STUDIO
	Address and postcode	35 BARLEYCROFT ROAD
		WELWYN GARDEN CITY
		HERTS.
		AL8 6JX
	Phone number	01707 371361
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.	BROADLANDS 29 THE AVENUE CROWTHORNE BERKSHIRE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY EXTENSION INFILLING BETWEEN EXISTING HOUSE & GARAGE.
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 HOUSE BRICK & ROOF TILE. - RECON STONEWORK 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 6	Proposed: 6
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 & MRS M. BALL

Date 2-JAN-02

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

BROADLANDS

ADDRESS 29 THE AVENUE PARISH WOK / WITHOUT

PLOT No. X NORMANHURST (RENAMED 28.4.81) ORD. SHEET No. SU.8364 198

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
R/174/61	MR. E.C. ANDERSON	GARAGE FOR 3 CARS	7.9.61	APP	APP
PA/617/61	"	"	28.12.61	APP	N/A
O/198/66	"	HOUSE TO NORTH	2.9.66	N/A	REF
O/265/66	"	3 DWELLINGS ON SITE OF	1.11.66	N/A	REF.
~~[illegible] 3233~~ 24284			24284		CAN.
BRA6893	MR. & MRS. MILLER	GARAGE + STORE	8.3.89	APP	
BRA8039	"	DRAINAGE	17.10.89	APP	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 450/89

DRAINAGE

091074

15. JAN. 2002 • 5412
PART 1 REGISTER
DELETED



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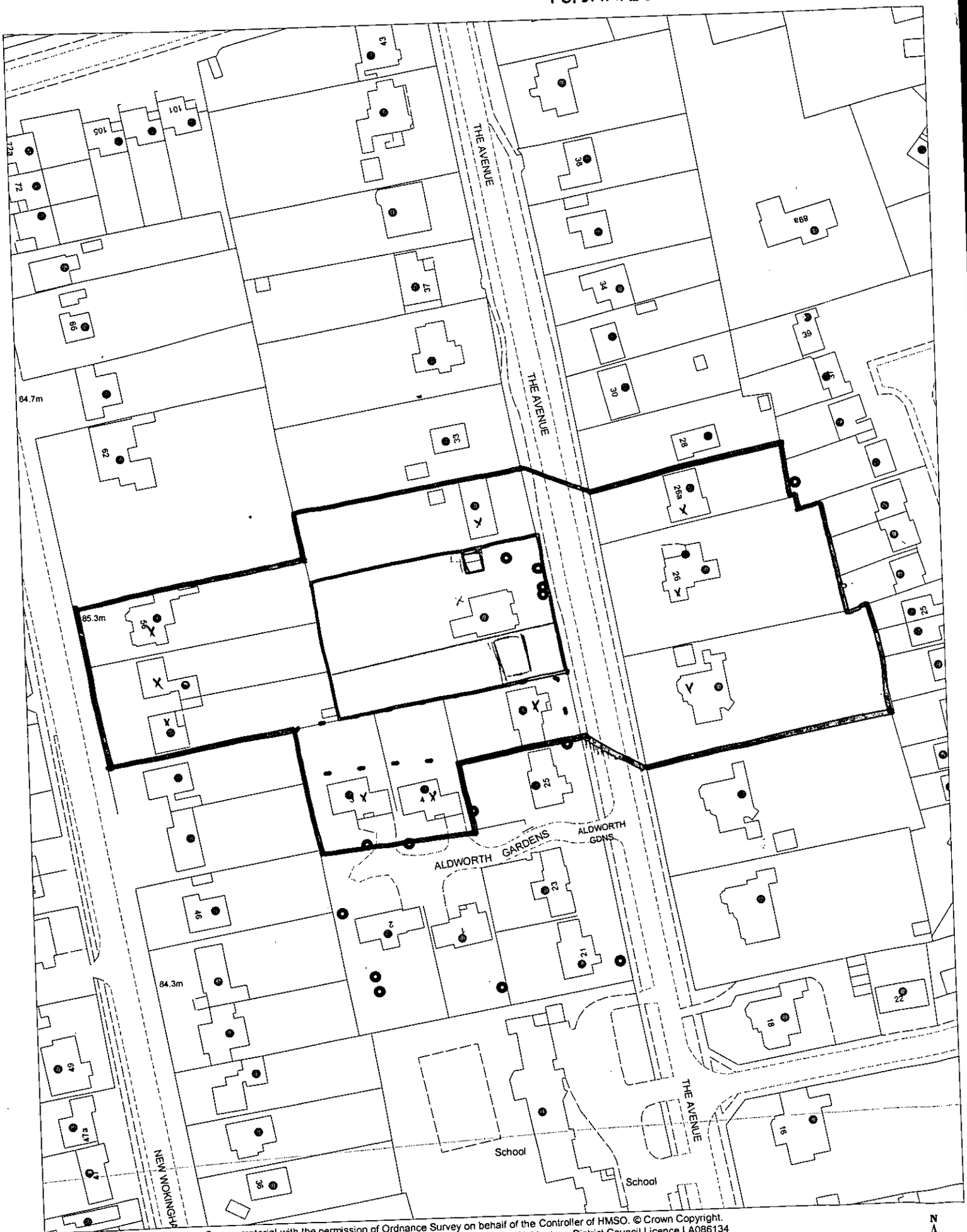
15. JAN. 2002 * 5412



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Development Control Section, Environmental Services, Wokingham District Council.
11 December 2001

Scale: 1 : 1250

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