APPLICATION NO:
F/2001/4639

LOCATION:
23 Ravenswood Avenue, Crowthorne.

APPLICANT:
Mrs S Wilkinson C/O Paul Webster

PROPOSAL:
Proposed erection of single storey side and rear extensions to dwelling.

EARLIEST DATE FOR DECISION: **21/09/2001**

APPLICATION WILL HAVE EXPIRED ON:
03/10/2001

CASE OFFICER: **Helen Pollock**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

DO

1077

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs S Wilkinson
C/O Paul Webster
Yateley Hall
Furgrove Road
Yateley
Hants

Application Number: F/2001/4639

Parish: **FINCHAMPSTEAD**

Location: **23, Ravenswood Avenue, Crowthorne.**

Proposal: **Proposed erection of single storey side and rear extensions 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. Except where stated otherwise on the approved drawings, 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 STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 01/10/2001

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 : Helen Pollock

Application Number : F/2001/4639

Applicant : Mrs S Wilkinson C/O Paul Webster.

Location : 23, Ravenswood Avenue, , Crowthorne.
Proposal : Proposed erection of single storey side and rear extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 08/08/2001

Earliest Date for Decision : 21/09/2001

Latest Consultation Date/Site Notice Expiry Date : 21/09/2001

This application <u>will have expired on</u>: <u>03/10/2001.</u> 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 : A.

finchampstead p.c: No objection

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon street scene.

Application Number: F/2001/4639

Appraisal:

The proposed development is for a single storey rear extension to form a conservatory, and a single storey side extension to form a porch. The conservatory would be 4.25m wide, 3.6m deep and have a hipped roof, 2.3m to the eves and 3.5m to the ridge. The proposed porch would be 2m deep and 2.5m wide with a single pitched glazed roof standing 2.3m to the eves and 3.1m to the ridge.

The property is detached, with a 1.8m fence and mature planting to No.23a and to the rear and a 2.5m conifer hedge to No.21, enclosing the rear garden.

1. Impact upon neighbouring properties

It is not considered that there would be any adverse effects upon neighbouring properties as the property is well screened, both the conservatory and porch would be set away from the boundaries and are single storey and the proposed porch would also be replacing an existing brick built WC in the same location.

2. Impact upon the character of the street scene

Neither of the extensions would be visible from Ravenswood Avenue. The materials used would match or be in-keeping with existing and it is therefore considered that there would be no adverse effects upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/4639
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C015	R015	

1·8m fence + native planting to 23A.

2·5m Cliff Ledge to No 21,

Property to rear – V. long way away n° 1st floor windows.

existing wall in location of proposed porch.

RECORD OF SITE VISIT

SITE ADDRESS: 23 Ravenswood Avenue Crowthorne.

APPLICATION NUMBER: F/2001/4639

OFFICER: Helen Pollock

DATE OF SITE VISIT: 11/9/a

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on post to front.

2. DESCRIPTION OF SURROUNDINGS

Res.

3. DESCRIPTION OF SITE/BUILDING

large 2 storey detached hse

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map.

5. SITE CONSTRAINTS

TREES None to be affected.

ACCESS/PARKING 3/4 driveway

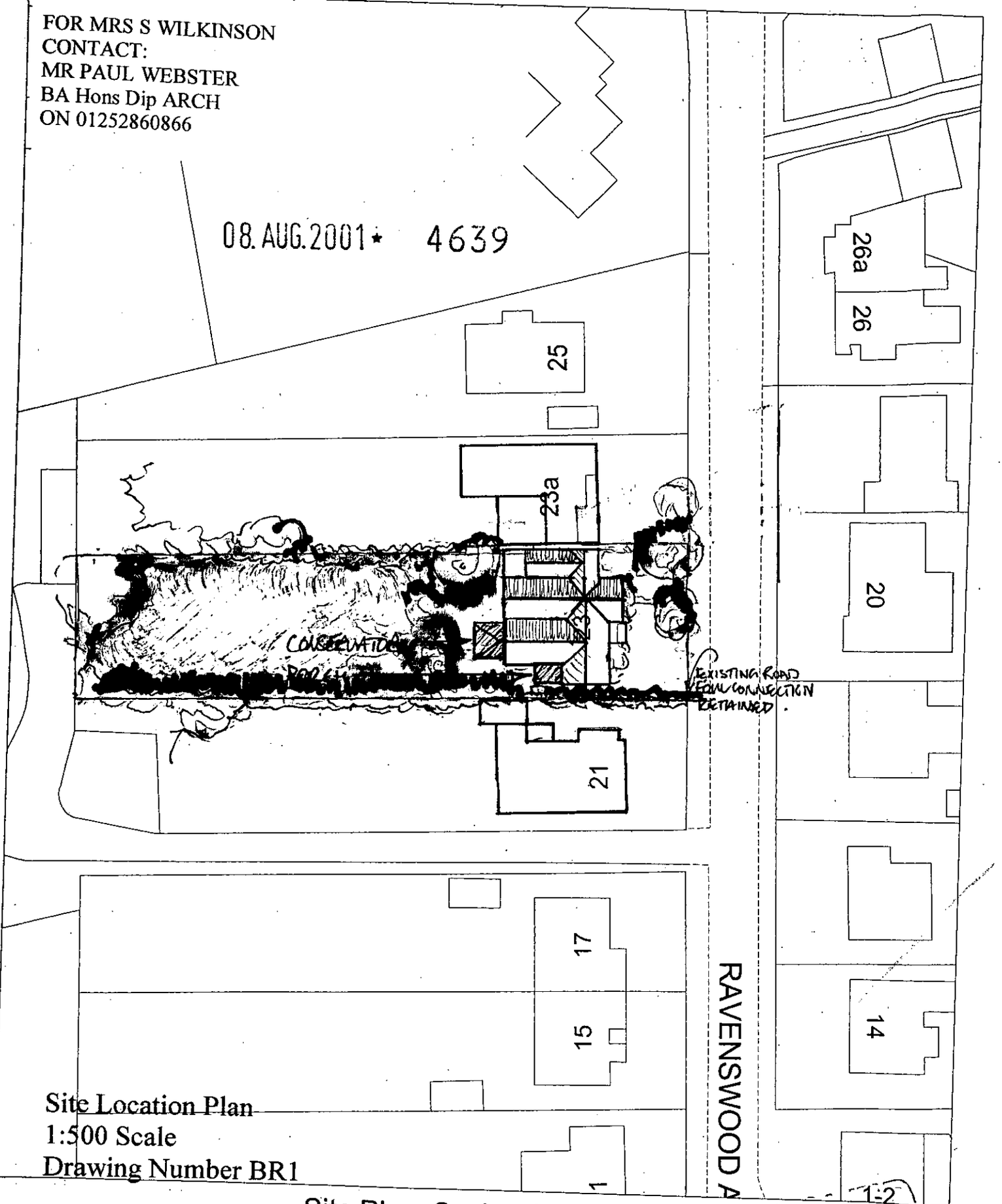
LEVELS N/A

BOUNDARY TREATMENT 1.8m fence + mature planting to 23A + 2.5m Grifer Lodge to 21.

OTHERS

FOR MRS S WILKINSON
CONTACT:
MR PAUL WEBSTER
BA Hons Dip ARCH
ON 01252860866

08. AUG. 2001 * 4639



Site Location Plan
1:500 Scale
Drawing Number BR1

Site Plan, Scale: 1 to 500

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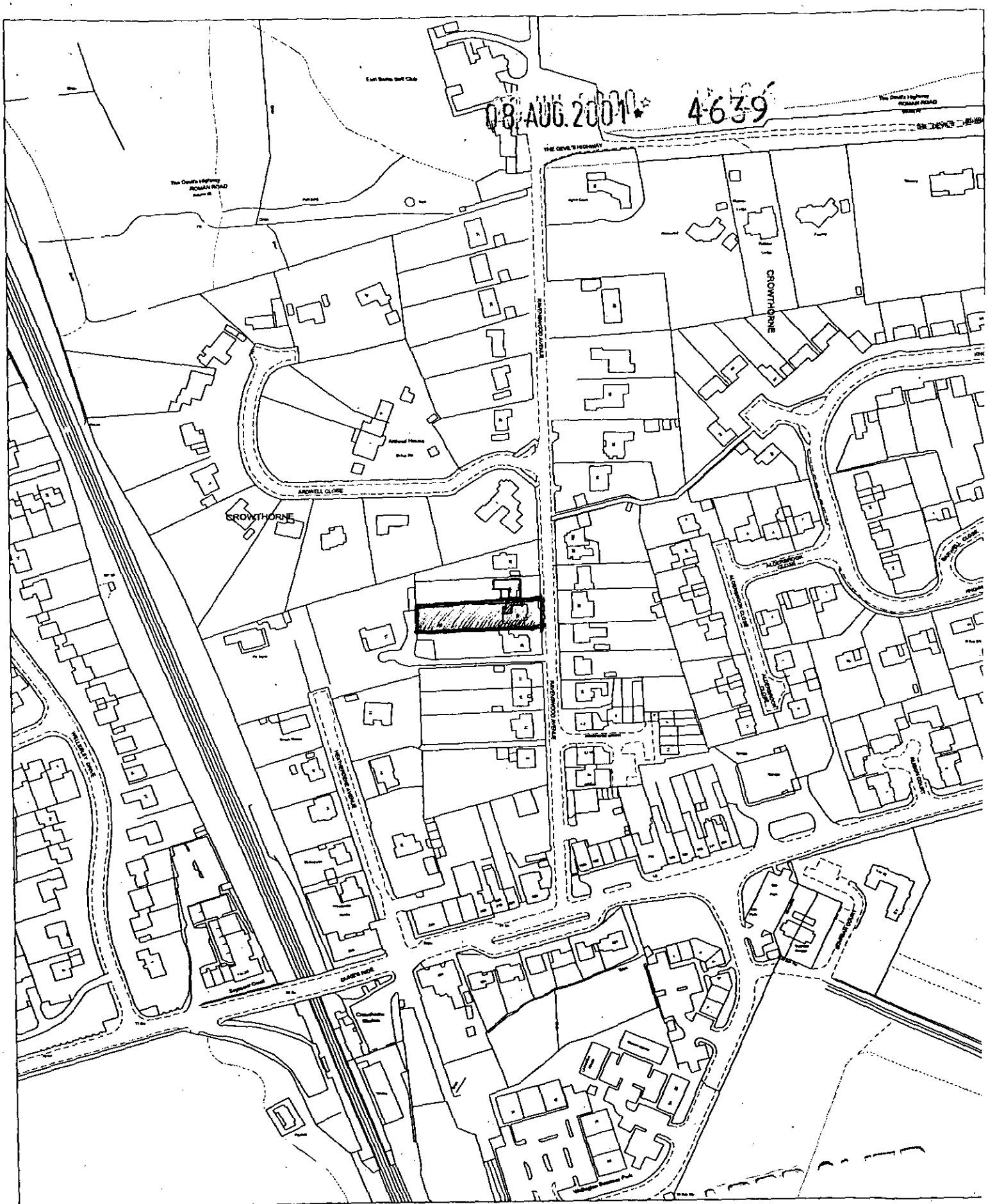
Date: 25 July 2000

N
W E
S

23 RAVENSWOOD AVE : PROPOSED CONSERVATORY & PORCH / UTILITY AREA





Site Plan, Scale: 1 to 2500

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Date: 25 July 2000

N
W E
S

23 RAVENSWOOD AVE. PROPOSED EXTENSION FOR MRS S WILKINSON

EXISTING POND.

NORTH.

08. AUG. 2001 * 4639

DRAWING No BR2

4.25m

NEW CONSERVATORY.

3.6m

EXISTING KITCHEN

EXISTING FAMILY ROOM

EXISTING STUDY

GARAGE TO Nº 22.

BOUNDARY WITH Nº 22.

BOUNDARY TO Nº 234.

EXISTING WINDOW RE-USED

EXISTING DOORWAY RETAINED

LINE OF EXISTING OUTHOUSE TO BE DEMOLISHED

NEW PORCH SINGLE STOREY WITH GLAZED ROOF

2.5m

1.2m

2m

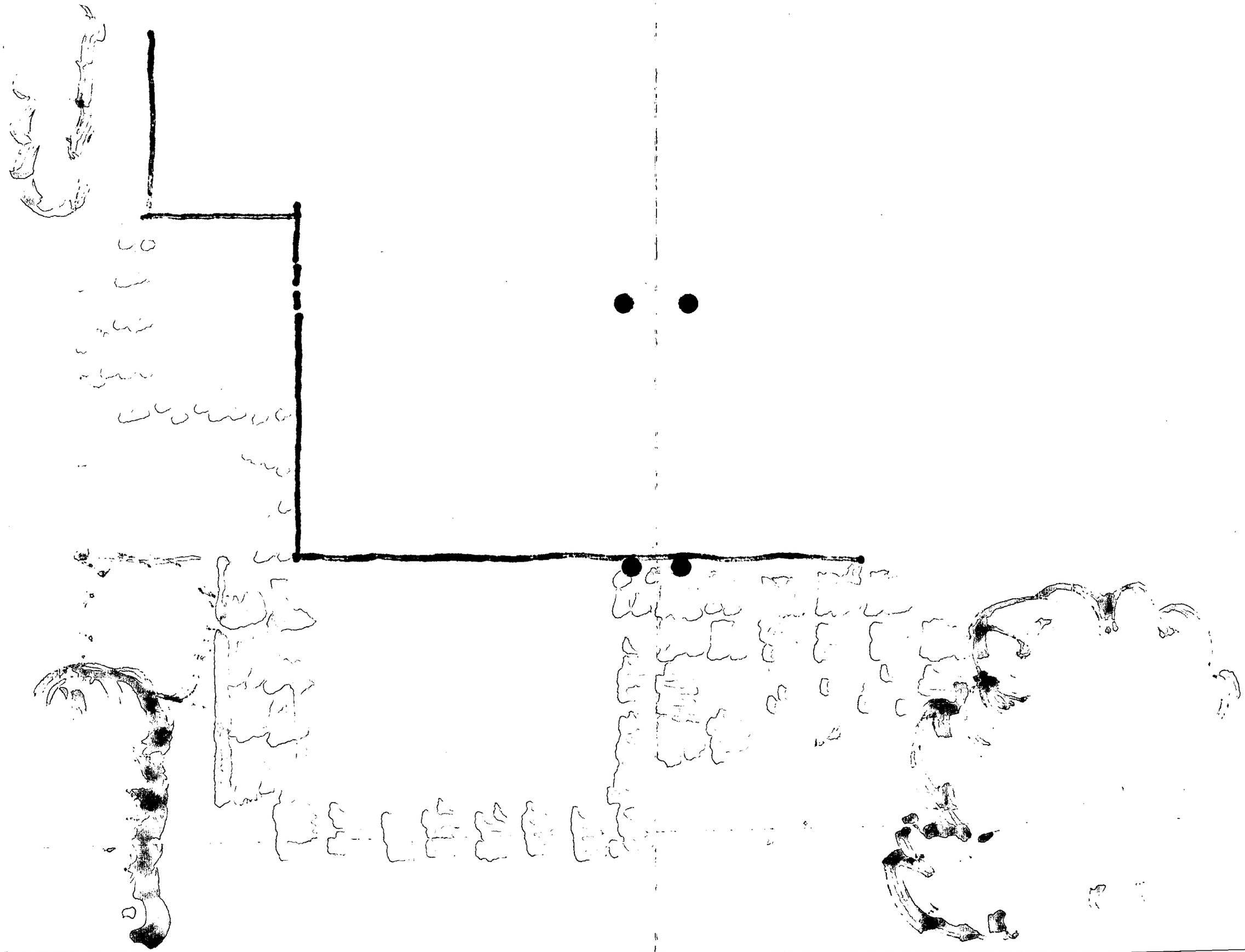
0 10 20 30 40 50 60 70 80 90 100

GROUND FLOOR PLAN
AT 1:50 SCALE PROPOSED
PORCH AND CONSERVATORY
TO 23 RAVENSWOOD AVE
CROWTHORNE,BERKS

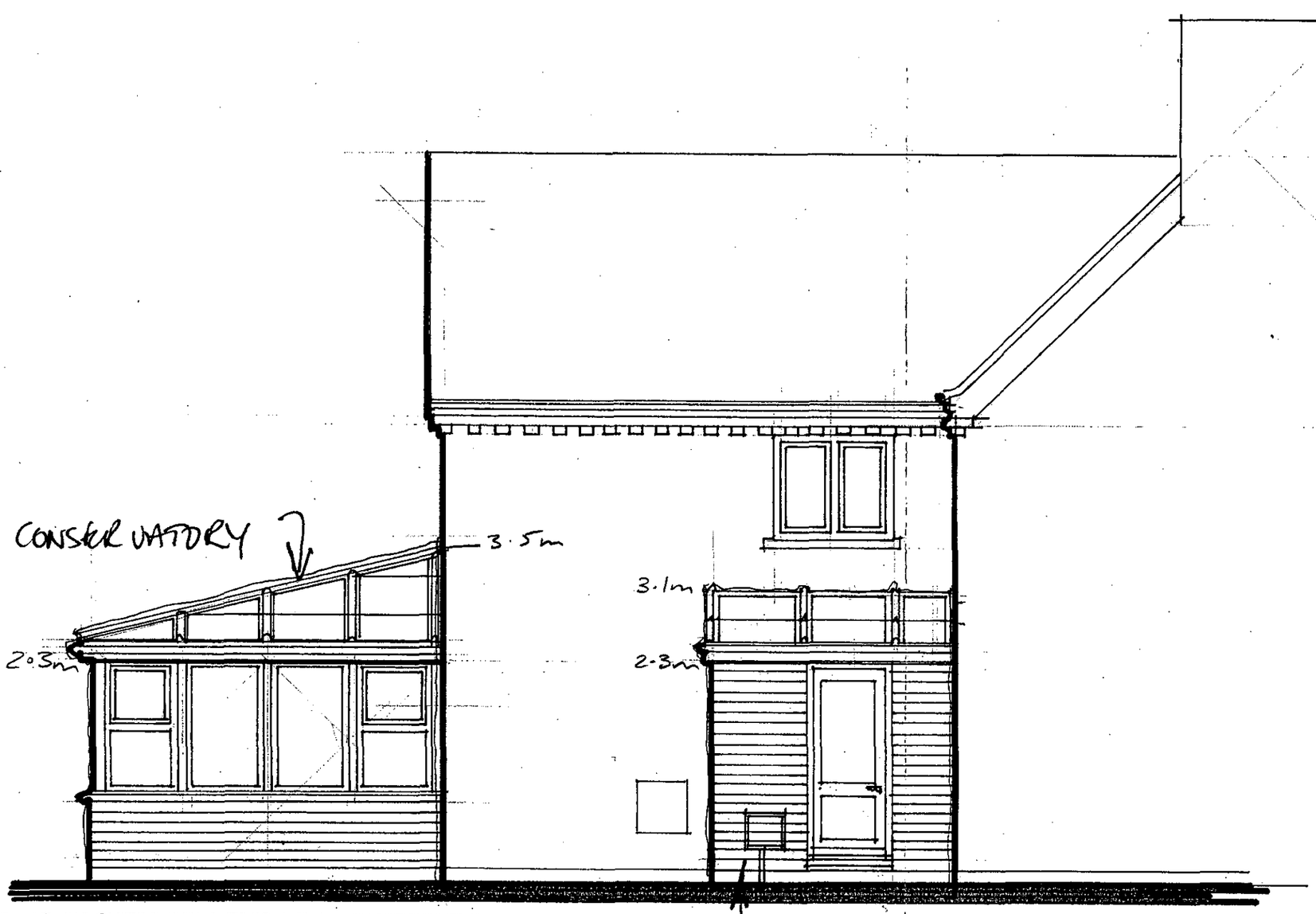
MATERIALS

WALLS- BRICK TO MATCH EXISTING HOUSE
WINDOWS- UPVC TO MATCH EXISTING HOUSE
DOORS- UPVC TO MATCH EXISTING HOUSE
ROOVES- UPVC GLAZING TO MATCH WINDOWS
RAINWATER GOODS TO BE UPVC

FOR MRS S WILKINSON
CONTACT:
MR PAUL WEBSTER
BA Hons Dip ARCH
ON 01252860866



DRAWING No BR3



SOUTH ELEVATION . 1:50 SCALE

1

08. AUG. 2001 * 4639

SOUTH ELEVATION OF PROPOSED
CONSERVATORY AND PORCH TO
23 RAVENSWOOD AVE,
CROWTHORNE, BERKS
AT 1:50 SCALE

FOR MRS S WILKINSON
CONTACT:
MR PAUL WEBSTER
BA Hons Dip ARCH
ON 01252860866

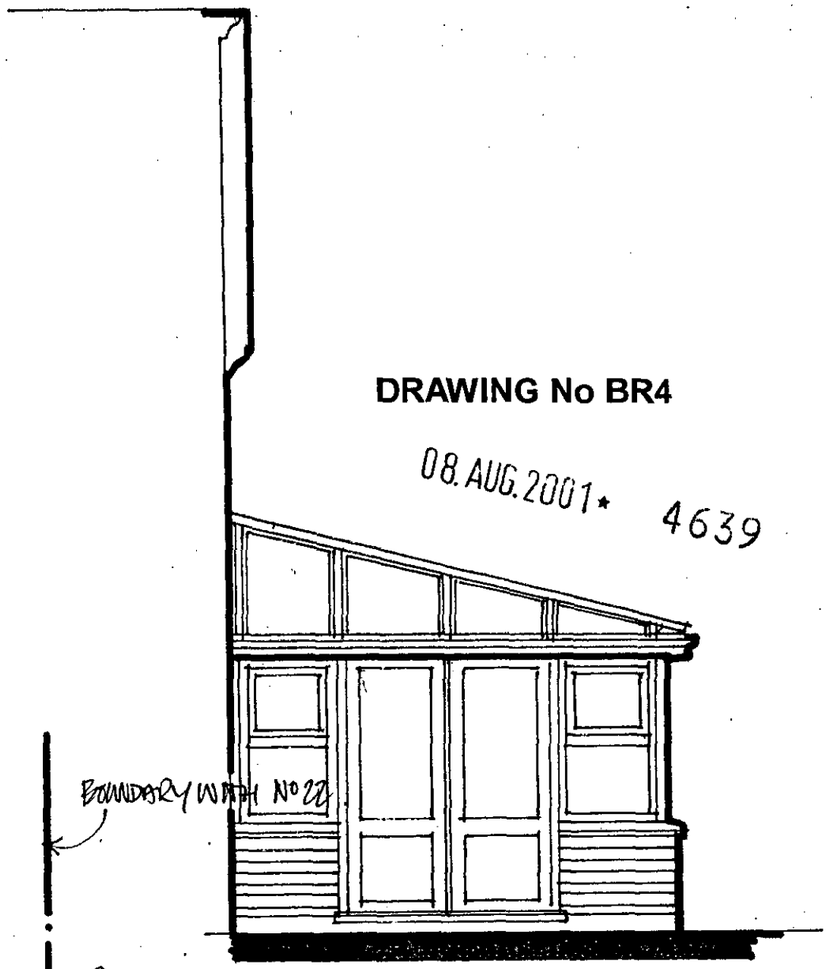
DRAWING No BR4

08. AUG. 2001 * 4639



WEST ELEVATION 1:50 SCALE.

2



NORTH ELEVATION . 1:50 Scale

3

ELEVATIONS TO WEST AND
NORTH PROPOSED PORCH AND
CONSERVATORY AT
23 RAVENSWOOD AVE,
CROWTHORNE, BERKS

FOR MRS S WILKINSON
CONTACT:
MR PAUL WEBSTER
BA Hons Dip ARCH
ON 01252860866

APPROVED

0 10 20 30 40 50 60 70 80 90 100
0 2 3

FROM: Helen Pollock

DATE: 21 August 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/4639

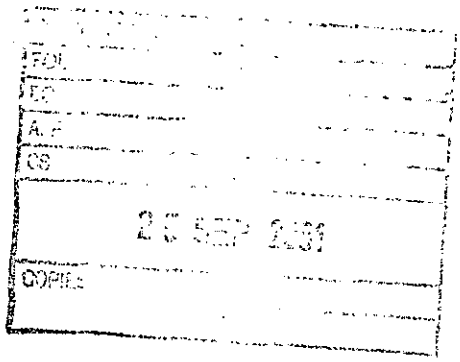
Proposal: Proposed erection of single storey side and rear extensions to dwelling..

Site Address: 23, Ravenswood Avenue, , Crowthorne.

Applicant: Mrs S Wilkinson C/C Paul Webster.

Your observations are required in respect of this application **by 21/09/2001** .

The Parish Council has no objections to this application.



SIGNED: C.S.C

DATE: 5th 2001.

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

DELEGATED

From: Helen Pollock **Date:** 21 August 2001

Application Number: F/2001/4639

Proposal: Proposed erection of single storey side and rear extensions to dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
23, Ravenswood Avenue, , Crowthorne.

Applicant:
Mrs S Wilkinson C/C Paul Webster.

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).

Signed: _____ **Print name:** Adam Coggins 24/08/01

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

Tel: 0118 974 6480

Date: **21 August 2001**

My ref: F/2001/4639

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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/2001/4639
23, Ravenswood Avenue, , Crowthorne.
Proposed erection of single storey side and rear extensions 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/4639**
23, Ravenswood Avenue, , Crowthorne.
Proposed erection of single storey side and rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

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

Tel: 0118 974 6480

Date: **21 August 2001**

My ref: F/2001/4639

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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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Yours faithfully,

Helen Pollock

Development Control Officer

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/4639**
23, Ravenswood Avenue, , Crowthorne.
Proposed erection of single storey side and rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

Received by Wokingham District Council

Application No: F/2001/4639

Proposal:
Proposed erection of single storey side and rear extensions to dwelling.

Location:
23, 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 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/2001/4639 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/09/2001. 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

21 August 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08 AUG 2001

Officer: HP | Application No. F/2001/4639

Map No. 108 Site .....

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: 08.AUG.2001 * 4639

(F) Proposed erection of Single Storey side & rear extensions to dwelling.

Location: 23 Ravenswood Avenue

Parish: ~~Wokingham~~ FINCHAMPSTEAD Ward: Finchampstead South

T.W 21/8/01

Applicant: Mrs S. Wilkinson

Fee Received 0.00 Required 95.00 Additional ..... Refund .....

received 13/8. phoned 8/8.

Enforcement Section to be notified ☐ tick if required (9)

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	XXXX		
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	X		
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 : 21/8/01 TWO

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

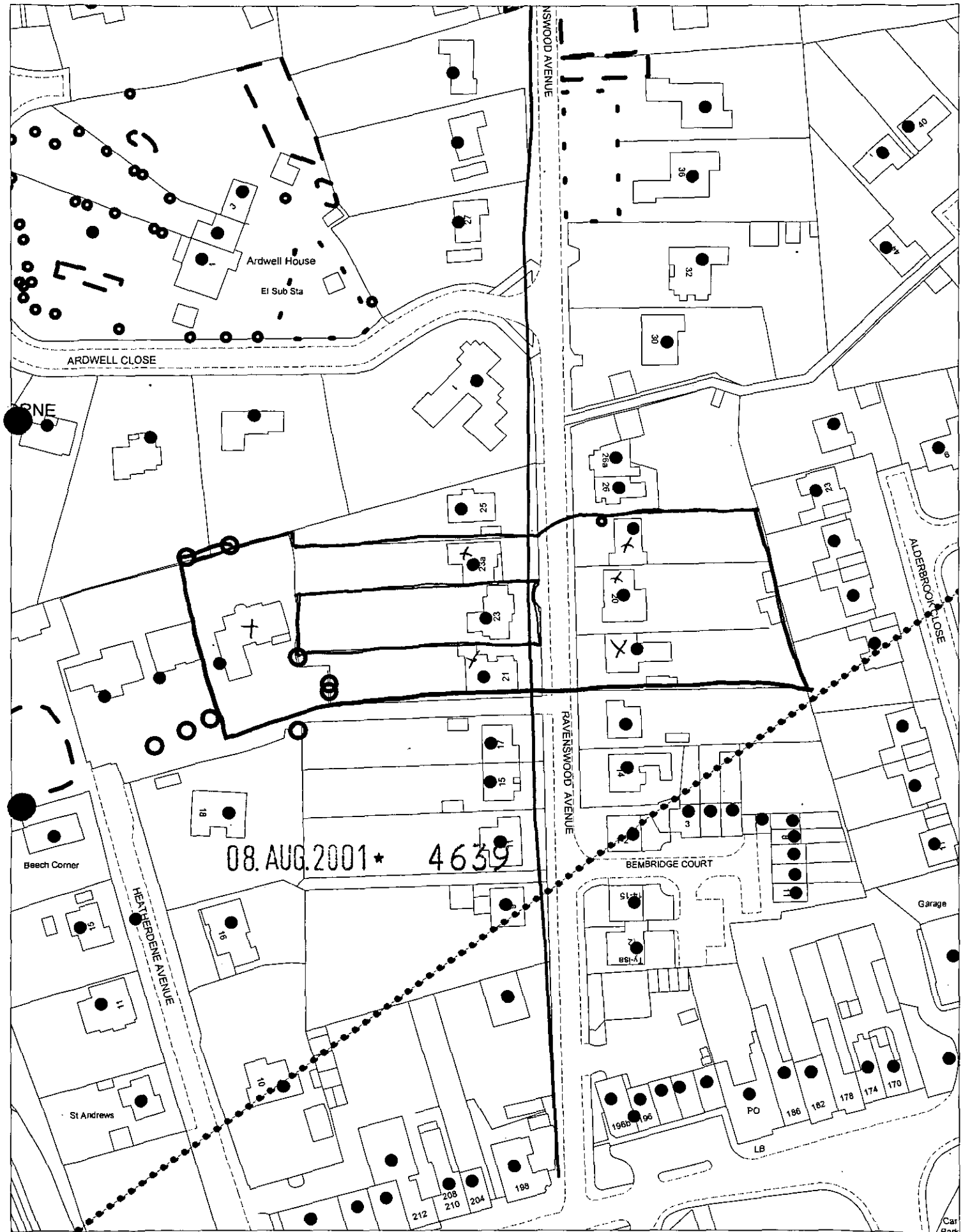
The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....
No Prev Apps
.....

NEIGHBOURS:

.....
Site Notice & See map for neighbour notice
.....
.....
.....
.....
.....
.....
.....



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Development Control Section, Environmental Services, Wokingham District Council.

10 August 2001

Scale: 1 :1250

N
W E
S

Gumlin Lodge
ADDRESS 23 Ravenswood Avenue PARISH Finchampstead

PLOT No. ORD. SHEET No. SU 8263 (11

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
195/51	E.V Edwards	garage	8.5.51	
RRA 6220	DR. A. GEORGE	" EXT.	18.10.88	APP
32171	"	"	21.12.88	CL
/2000/2086	MRS S Wilkinson	2 STOREY EXTENSION	20.12.00	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE 08.AUG.2001* 4639

091074

Environmental Services

For office use only.
Application number 08. AUG. 2001 * 4639

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	MRS S. WILKINSON 23 RAVENSWOOD AVE CROWTHORNE BERKS RG45 6AX 01344 771790
2	Agent's Name Address and postcode Phone number	PAUL WEBSTER. YATELEY TYRE FULLMOORE RD YATELEY HANTS 01252 860 866
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 RAVENSWOOD AVE CROWTHORNE BERKS RG45 6AX
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY CONSERVATORY TO REAR OF KITCHEN AND SINGLE STOREY PORCH TO SIDE OF KITCHEN.
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 ☐ NO TREES TO BE AFFECTED.
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK WALLS UPVC WINDOWS DOORS & ROOF
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: 5	Proposed: 5
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 Mrs Swinnerton.

Date 07.08.01

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

PAUL A. WEBSTER BA Hons. Dip. ARCH

Yateley Hall
Firgrove Road Yateley
Hants. GU46 6HJ
Telephone: 01252 860866/07932 021140
Fax: 01252 861619
Email: paul.webster@sjpp.co.uk



PARTNER
ST. JAMES'S PLACE
PARTNERSHIP

Mrs A O'Dell
Planning Department
Wokingham District Council
Shute End
PO Box 157
Wokingham
Berks RG40 1WR

7th August 2001

08. AUG. 2001 • 4639

Dear Mrs O'Dell

Re: Application to erect a single storey conservatory to the rear of existing kitchen and single storey replacement porch to the side of existing kitchen.
All at 23 Ravenswood Avenue, Crowthorne, Berks RG45 6AX for Mrs S Wilkinson

Please find enclosed six copies of drawings numbers BR1, BR2, BR3 and BR4 showing plans and elevations of the above works. Also enclosed is a cheque for £95 and six copies of the householder planning application form.

I hope these are in order and would appreciate you letting me know the estimated time scale for consideration of this application.

Call me if you have any questions.

Yours sincerely

Paul Webster
BA Hons Dip.ARCH

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Members of the St. James's Place Group are regulated by the Personal Investment Authority and/or IMRO.
The St. James's Place Partnership is the marketing term used to describe the representatives of the St. James's Place Group.

Head Office: J. Rothschild House, Dollar Street, Cirencester, Gloucestershire GL7 2AQ United Kingdom Telephone 01285 640302