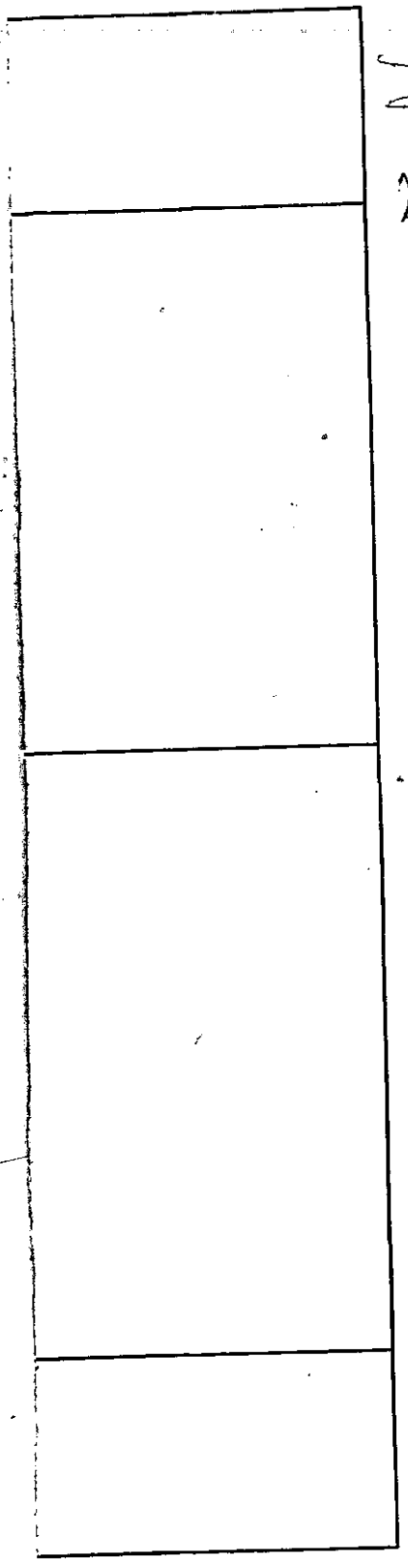

APPLICATION NO:
F/2001/3565

LOCATION:
48 Dukes Wood, Crowthorne.

APPLICANT:
Mr & Mrs Stevens C/O PPS Architectural Consultancy

PROPOSAL:
Proposed single storey rear extension to dwelling and conversion of part of garage to habitable room plus new pitched roof to garage.

EARLIEST DATE FOR DECISION: **16/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/05/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

1383

01

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Stevens
C/O PPS Architectural Consultancy
93 West Wycombe Road
HIGH WYCOMBE
Bucks
HP11 2LR

Application Number: F/2001/3565

Parish: **WOKINGHAM WITHOUT**

Location: **48 Dukes Wood, Crowthorne**

Proposal: **Proposed single storey rear extension to dwelling and conversion of part of garage to habitable room plus new pitched roof to garage.**

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 windows or similar openings shall be constructed in the flank wall in the south-east 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.

Condition
6. Driveway must be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this.

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.

Reason
6. In the interests of highway safety and convenience.

Informative
1. The applicant is reminded that this permission/consent/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. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative

3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative

4. 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, STV1, STV6
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2, WOS3

John Mitchell

John Mitchell
Development Control Manager
Date: 02/05/2001

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.

Tel. 0118 974 6441 (Direct Line)
E-mail: Andrew.Thorley@wokingham.gov.uk
Date. 16 August, 2001
My ref. BC/DC/2001/3565
Your ref.

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

Mr & Mrs C Stevens
c/o PPS Architectural Consultancy
93 West Wycombe Road
High Wycombe
Bucks
HP11 2LR

Dear Sirs

PLANNING PERMISSION 2001/3565
SITE: 49 DUKES WOOD, CROWTHORNE

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2001/3565 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

ANDREW THORLEY
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3565	AT
BUILDING CONTROL NUMBER.	FP2001/2040	South
~~APPLICANT~~/AGENT	PBS Architectural Consultancy	
ADDRESS OF SITE	48 Dukes Wood Cowtharpe WOK. WITHOUT.	
DESCRIPTION OF PROPOSED WORK	s/s rear ext + part garage conversion + new pitched roof to garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	2009/01B	2009/01A
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	2/5/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	13/7/01	

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	

PPS ARCHITECTURAL CONSULTANCY

ARCHITECTURAL AND PLANNING CONSULTANTS SURVEYORS

93 WEST WYCOMBE ROAD, HIGH WYCOMBE, BUCKS, HP11 2LR TEL: (01494) 526755 FAX: (01494) 526736

OUR REF:- PPS/MARCH/2009

14.MAR2001* 3565

DATE:- 12th March 2001

WOKINGHAM DISTRICT COUNCIL
Planning Department
Council Offices
Shute End
Wokingham
Berkshire, RG40 1BN

SERVICES	HPT.
APP	
CS	
14 MAR 2001	
COPIES TO:	ACK:
	FILE:

For the attention of The Chief Planning Officer

Dear Sir

REF:- PROPOSED SINGLE STOREY REAR EXTENSION, AND PART CONVERSION OF EXISTING GARAGE TO LIVING ACCOMMODATION AT 48, DUKES WOOD, CROWTHORNE, BERKSHIRE, RG45 6NF FOR MR AND MRS C STEVENS.

Please find enclosed the following documentation in support of a Formal Full Planning Application for the above project:-

- Six copies of Householders Application For Full Planning Permission Form, duly completed and signed.
- Six copies of Certificate (A) Form, duly completed and signed.
- Six copies of Location Plan.
- Six copies of Drawing Number 2009 / 01A and 1:500 Scale Block Plan.
- Cheque in the sum of £ 95.00, made payable to Wokingham District Council, in support of the Application.

We trust the above and enclosed are self explanatory and meet with your approval, and will enable the Application to be processed, and now look forward to receiving the Formal Full Planning Approval Notice in due course.

Should you, however, require any further information on the enclosed, in order to hasten the proceedings, please do not hesitate to contact the writer.

Yours Faithfully P .P.SMALL Encs.

cc Mr and Mrs C Stevens

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3565

Applicant : Mr & Mrs Stevens C/O PPS Architectural Consultancy.

Location : 48, Dukes Wood, , Crowthorne.
Proposal : Proposed single storey rear extension to dwelling and conversion of part of garage to habitable room plus new pitched roof to garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		11/04/01

Date of Neighbour Notifications : .....

Date of Site Visit : 11/04/01

Date Registered : 14/03/2001

Earliest Date for Decision : 16/04/2001

Latest Consultation Date/Site Notice Expiry Date : 16/04/2001

This application will have expired on: 09/05/2001. 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 :

Highways: Approved with condition
Wokingham without Parish Council: No Objections
Neighbours: No comments received

Planning Issues : (

1) Neighbours
2) Streetscene
3) Highways.

Application Number: F/2001/3565
Appraisal:

The proposal is for single storey rear extension to 2 storey, detached house and for the conversion of part of the existing garage to habitable rooms, plus replacement of part of the flat roof over the garage to a pitched roof.

The single storey rear extension will be 6.3 metres wide and will project 3.35 metres from the rear elevation via the kitchen and dining room (to be flush with the existing rear part of the garage). To be constructed in brick with a mono pitched roof, which will extend over the existing garage, it will have an eaves height of 2.4 metres and a ridge height of 3.6 metres.

There will be an additional pair of patio doors inserted on the side elevation of the extension facing north westwards, but will not overlook the neighbouring property.

The entire rear garden is bounded with a 1.9 metre high close-boarded fence and a group of Scots Pine trees along the rear boundary.

1) Impact on neighbouring properties

No. 46, to the south east, 2-storey detached neighbour, 0.6 metres higher, there is a ground floor dual aspect lounge window (nearest to proposal) which faces front and rear gardens, no windows on flank elevation. Due to the orientation behind a 1.9 metre high boundary fence it is considered that the occupants of this property will not be affected by the proposal.

No 50, to the northeast, 2-storey detached house, single storey flat roofed garage adjacent projects no further to the rear than the proposal, no windows on the flank elevation. Due to the orientation behind a 1.9 metre high close-boarded boundary fence it is considered that the occupants of this property will not be affected by the proposal.

Due to the orientation and boundary treatment it is considered that the occupants of the properties to the rear will not be affected by the proposal.

2) Impact on street scene /visual impact.

The design of the side extension is in keeping with the original property. The materials proposed will match existing, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

3) Highways

Conditional approval.

Recommendation : Approval: [✓] Refusal: [ ]

Application Number F/2001/3565
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	COO1	ROO1	Full Permission – 5 Years
2.	CO14	RO14	External Finishes to Match
3.	CO44	RO44	No Windows To Be Inserted "flank wall " in the "south east" elevation of the building/extension
4.	CO49	RO49	
5.	C122	R122	

6.Condition: Driveway must be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this.

6.Reason: Interests of highway safety and convenience.

Informatives

NO4 Planning Permission Only (Not BR Approval)

NO6 Within Curtilage

NO7 Access construction (agency)

N16 Relevant Policies

WDLP: WBE1, WOS2/3,
SEALP: SBE1, STV1, STV6.
BSP: EN1

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES:

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 2/5/07

RECORD OF SITE VISIT

SITE ADDRESS: 48 Dukes Wood Crowthorne.

APPLICATION NUMBER: F/2001/3565

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 11/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front tree

2. DESCRIPTION OF SURROUNDINGS (Residential area) [open plan front gardens]
2 storey detached houses either side of road No. 46, 2 storey detached house main windows at ground floor + at first floor face rear garden, no flank windows nearest lounge window to proposed dual aspect.

3. DESCRIPTION OF SITE/BUILDING 2 storey detached house with attached garage at side. Orange/black brick with brown coloured tiled roof, white UPVC windows fascia panels + guttering, brown UPVC door. open plan front garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Location Plan.

5. SITE CONSTRAINTS

TREES — Scots Pine trees adjacent to rear boundary. Deciduous trees adjacent to No 46, Boundary.

ACCESS/PARKING — Off street parking for 2 cars + garage space

LEVELS — No 46, 0.6m higher.

BOUNDARY TREATMENT — No 46, 1.9m high fence with trellis on top
— No. 50, 1.9m high fence with trellis on top
— Rear boundary 1.9m high fence with trellis on top.

OTHERS

No. 50, 2 storey detached house with single storey garage adjacent projects further to rear than proposal/extension, no flank windows.

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

Tel: 0118 974 6441

Date: **23 March 2001**

My ref: F/2001/3565

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/2001/3565
48, Dukes Wood, , Crowthorne.
Proposed single storey rear extension to dwelling and conversion of part of garage to habitable room plus new pitched roof to garage.

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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3565**
48, Dukes Wood, , Crowthorne.
Proposed single storey rear extension to dwelling and conversion of part of garage to habitable room plus new pitched roof to garage.
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: **23 March 2001**

My ref: F/2001/3565

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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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3565**
48, Dukes Wood, , Crowthorne.
Proposed single storey rear extension to dwelling and conversion of part of garage to habitable room plus new pitched roof to garage.
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: **23 March 2001**

My ref: F/2001/3565

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/2001/3565
48, Dukes Wood, , Crowthorne.
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If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3565**
48, Dukes Wood, , Crowthorne.
Proposed single storey rear extension to dwelling and conversion of part of garage to habitable room plus new pitched roof to garage.
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/2001/3565
CASE OFFICER: Andrew Thorley

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~23 FEB 2001~~ 14 MAR 2001	Map No. 108 Site ...0.03...
Officer: AT | Application No. F/2001/3565	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING AND CONVERSION OF PART OF GARAGE TO HABITABLE ROOM + NEW PITCHED ROOF TO GARAGE

Location: 48 DUKES WOOD

Parish: WOK W|OUT Ward: Wok w|out 23.3-01 TJ.

Applicant: MR|MRS STEVENS

Fee Received 95-00 (3) 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	show parking layout	✓ 9/3	✓ 14/3
3	Forms unsigned	Q5 — Any trees affected by development? (may need to consult Trees)	✓	✓ 14/3
4	Correct S 66 certificate			
5	Elevation plans			
(6)	Floor plans	dable use of rooms	✓	✓ 14/3
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 : 23.3.01-B 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 pre-apps.....

NEIGHBOURS:

S/N + see map

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 23 March 2001

Application Number: F/2001/3565

Proposal: Proposed single storey rear extension to dwelling and conversion of part of garage to habitable room plus new pitched roof to garage.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
48, Dukes Wood, , Crowthorne.

Applicant:
Mr & Mrs Stevens C/O PPS Architectural Consultancy.

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).

DELEGATED

1/ C049, R049.

2/ C122, R122

3/ The driveway must be widened to a minimum of 4.8 metres and the associated crossing extended to accommodate this. R: 1H5&C.

NOT

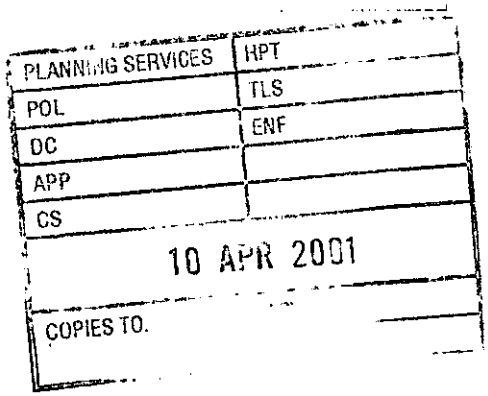
Signed: _____ **Print name:** Adam Coggins.

Wokingham Without Parish Council Consultation Sheet

Officer	Andrew Thorley
No	F 2001 3565
Proposal	single storey rear extension to dwelling and conversion of part of garage to habitable roomplus new pitched roof to garage
Site	48 Dukes Wood, Crowthorne

Committee's Comments

No objections



Signed :
Clerk to Wokingham Without Parish Council

10 April 2001

Environmental Services

For office use only.
Application number:

14.MAR2001* 3565

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 AND MRS. C. STEVENS 48, DUKES WOOD CROWTHORNE BERKSHIRE RG45 6NF CONTACT AGENT.
2	Agent's Name Address and postcode Phone number	PPS ARCHITECTURAL CONSULTANCY 93, WEST WYCOMBE ROAD HIGH WYCOMBE BUCKS HP11 2LR 01494 526755
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.	48, DUKES WOOD CROWTHORNE BERKSHIRE RG45 6NF
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED SINGLE STOREY REAR EXTENSION, AND PART CONVERSION OF EXISTING GARAGE TO LIVING ACCOMMODATION
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.	ALL MATERIALS 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: 0
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: PPS ARCHITECTURAL CONSULTANCY *[signature]*

on behalf of MR AND MRS. C. STEVENS

Date 16. 2. 2001

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

Environmental Services

For office use only.
Application number:
14.MAR2001* 3565

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 AND MRS. C. STEVENS
	Address and postcode	48, DUKES WOOD CROWTHORNE BERKSHIRE RG45 6NF
	Phone number	CONTACT AGENT.
2	Agent's Name	PPS ARCHITECTURAL CONSULTANCY
	Address and postcode	93, WEST WYCOMBE ROAD HIGH WYCOMBE BUCKS HP11 2LR
	Phone number	01494 526755
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.	48, DUKES WOOD CROWTHORNE BERKSHIRE RG45 6NF
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED SINGLE STOREY REAR EXTENSION, AND PART CONVERSION OF EXISTING GARAGE TO LIVING ACCOMMODATION
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.	ALL MATERIALS 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: 4	Proposed: 0
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: PPS ARCHITECTURAL CONSULTANCY

on behalf of MR AND MRS. C. STEVENS

Date 16. 2. 2001

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

ADDRESS 48 DUKES WOOD PARISH WOK/WITHOUT

PLOT No. 19 ORD. SHEET No. SU.8364 108

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1097/73	J. DUNKLEY LTD.	4 DET. HOUSES	3.9.73	N/A APP.
1098/73	CREST HOMES	19 "	7-9.73	N/A APP.
* BR 766	MARC GREGORY	"	11.6.74	APP. N/A
00800	"	17 "	11.7.74	N/A C/A
08755	ROODHILL (SURREY) LTD.	DETACHED HOUSE & GARAGE	3.8.78	N/A C/A
BR9010	"	"	26.7.78	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS * BR 766 - CANCELLED BY W.D.C. - 5.8.77

DRAINAGE

091074

Received by Wokingham District Council

Application No: F/2001/3565

Proposal:
Proposed single storey rear extension to dwelling and conversion of part of garage to habitable room plus new pitched roof to garage.

Location:
48, Dukes Wood, , 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). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

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 16/04/2001. 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 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

23 March 2001



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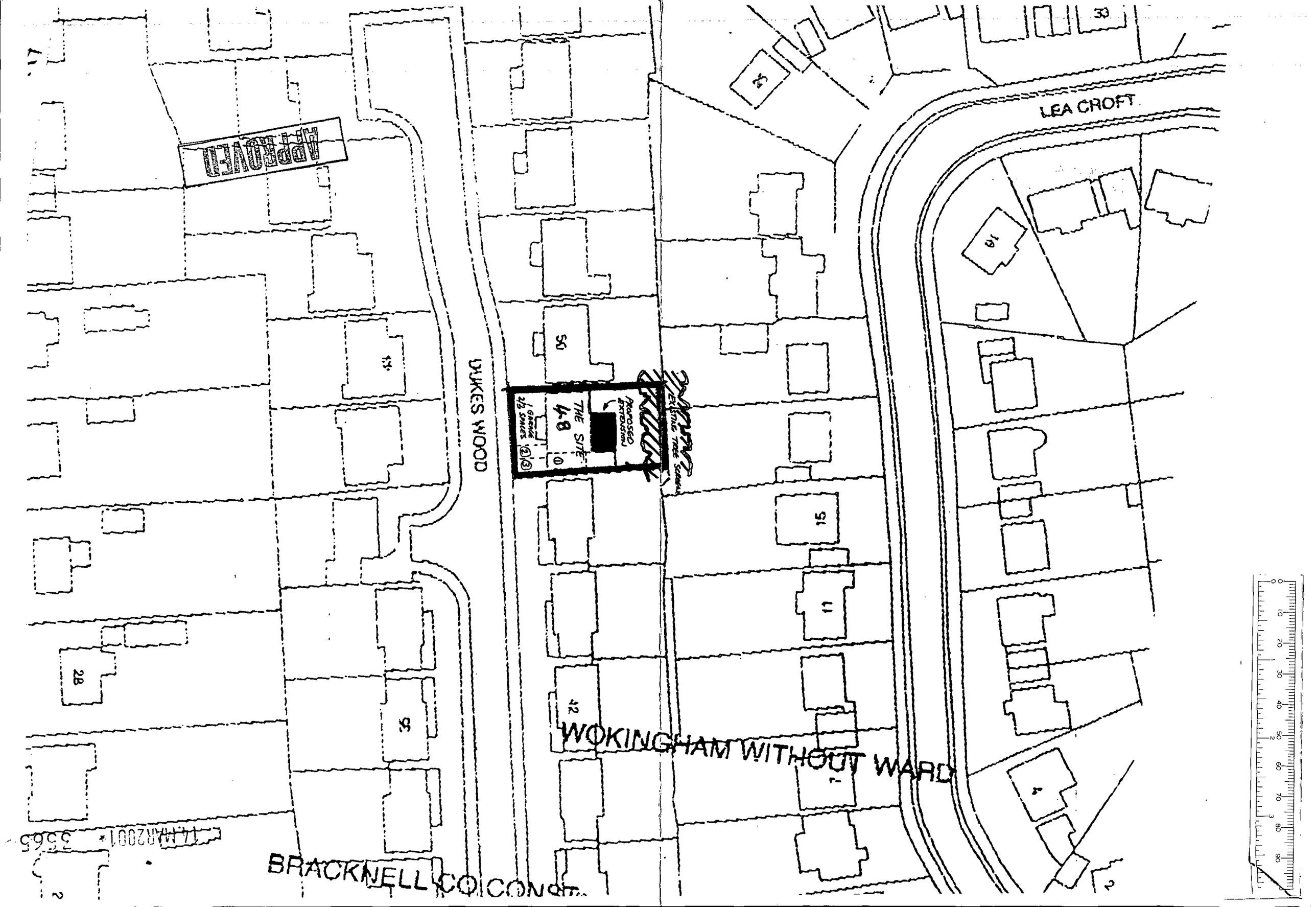
Development Control Section, Environmental Services, Wokingham District Council.

2 March 2001 Scale: 1 : 1250

N W E S



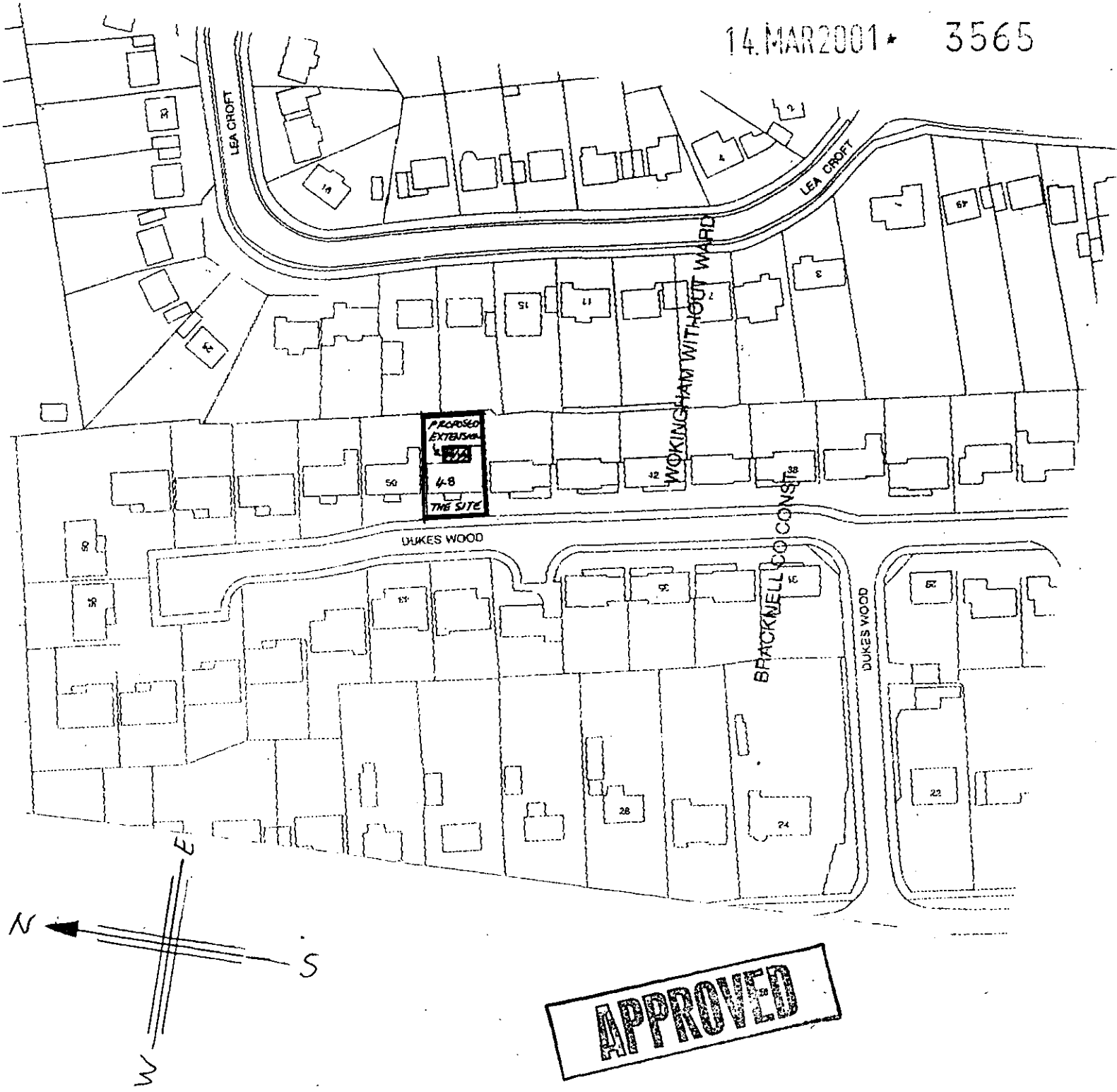
LEA CROFT
DUKES WOOD
WOKINGHAM WITHOUT WARD
BRACKNELL CO CONST
APPROVED
THE SITE
4-8
PROPOSED EXTENSION
EXISTING TREE SCREEN
1 GARAGE
2½ SPACES
14 MAR 2001 * 3565

ARCHITECTURAL CONSULTANCY

ARCHITECTURAL
AND
PLANNING CONSULTANTS
SURVEYORS

93 WEST WYCOMBE ROAD, HIGH WYCOMBE, BUCKS, HP11 2LR TEL: (01494) 526755 FAX: (01494) 526736

14.MAR2001* 3565



APPROVED

LOCATION PLAN 1:1250

48, DUKES WOOD, CROWTHORNE, BERKS, RG45 6NF

Consultant: P.P. Small Associate of the Chartered Institute of Building. VAT Reg No. 603 8050 73