SOUTHPORT U.K
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
F/2000/0319

LOCATION:
1 Wellesley Drive Crowthorne.

APPLICANT:
M Stenning C/O Andesign

PROPOSAL:
Proposed single storey front extension to dwelling and alterations to dormers.

EARLIEST DATE FOR DECISION: **16/02/2000**

APPLICATION EXPIRY DATE: **02/03/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

M Stenning
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/0319

Parish: **FINCHAMPSTEAD**

Location: **1, Wellesley Drive, Crowthorne.**

Proposal: **Proposed single storey front extension to dwelling and alterations to dormers.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

Head of Planning and Transportation
Date: 22 February 2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0319 EXC
BUILDING CONTROL NUMBER	BP2000/0172 Brian
~~APPLICANT~~/AGENT	Andesign
ADDRESS OF SITE	1. Wellesley Drive FINCHAMPSTEAD
DESCRIPTION OF PROPOSED WORK	single storey ext & alterations to dormers

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2923A	AH/E/2923A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/2/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	24/2/00	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number F/2000/0319
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	Sc01	SR02	
02	Sc53	SR12	WORK

RECORD OF SITE VISIT

SITE ADDRESS: 1 Wellesley Drive Crowthorne.

APPLICATION NUMBER: F/2000/0319

OFFICER: Emy Circuit

DATE OF SITE VISIT: 25 Jan 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

70's residential, chalet bungalows and houses with v. shallow pitched roofs. garages, porches and dormers mainly flat roofed. open plan frontages with numerous trees. large paned windows



3. DESCRIPTION OF SITE/BUILDING ~~xxxx~~ detached chalet bungalow at enterance to development. Box dormer to front and garage to side + porch to front, flat roof, partially enclosed.
garage extends 2·2m to front and porch including overhang a similar distance.



4. RELATIONSHIP TO ADJOINING PROPERTIES

Nearest neighbours are two storey houses parking area of Seymour Court to rear.

5. SITE CONSTRAINTS

TREES - removed from extension

ACCESS/PARKING no change

LEVELS —

BOUNDARY TREATMENT front open plan
rear 2m fence + 5m conifers

OTHERS /

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0319

Applicant : M Stenning C/O Andesign.

Location : 1 Wellesley Drive .
Proposal : Proposed single storey front extension to dwelling and alterations to dormers.

Site Notice Displayed ? :	YES	NO	DATE
		✓	25 Jan 2000

Date of Neighbour Notifications : 26 Jan '00

Date of Site Visit : 25 Jan 2000

Date Registered : 06/01/2000

Earliest Date for Decision : ~~12~~ 16/02/2000

Latest Consultation Date/Site Notice Expiry Date : 12/02/2000

Application Expiry Date: 02/03/2000

Consultation Responses :

Landscape - no objections. tree not protected by group TPO.
Finchampstead Pc - "no objections"

Planning Issues :

Identified Settlement
WBE1 - neighbours | street scene

Application Number: F/2000/0319
1 Wellesley Drive, Crowthorne

Appraisal: The proposal is for a single-storey extension to the front of the property and the addition of pitched roofs to the existing front and rear dormers.

The front extension would replace the existing flat-roof porch and also fill the void between the porch and the garage. It would be 5.4 metres wide and project 2.2 metres, making the front elevation level with that of the garage. The pitched roof would be hipped away from the street - the ridge height would be 4.5 metres, an increase of 2 metres. The pitched roof over the existing flat-roof dormers would increase their height by one metre.

There is 8 metres, including the existing garage, to the boundary with 3 Wellesley Drive, over 20 metres to 8 Wellesley Drive and, to the rear, Seymour Court is 17 metres away. Thus there would be no impact on the neighbouring properties.

Wellesley Drive has a distinctive character and flat roofs to garages and porches and dormers are an important element of this. However it is not considered that the proposals would be unduly harmful to the character of the area and, therefore, they are acceptable.

Recommendation: conditional approval

Received by Wokingham District Council

Application No: F/2000/0319

Proposal:

Proposed single storey front extension to dwelling and alterations to dormers.

Location:

1 Wellesley Drive .

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/02/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0319**

1 Wellesley Drive Crowthorne.

Proposed single storey front extension to dwelling and alterations to dormers.

Transfer: Yes ☐ No ☑

Reason for Transfer: N/A

Signed: [signature]

Date: 22/02/00

Print Name: G.A. COCKCROFT

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

POL	TLS
DC	ENF
APP	
CS	
22 FEB 2000	
COPIES TO:	ACK:
	FILE:

Tel: (0118) 974 6479

Date: 16·2·00

My ref: F/2000/0319

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax (0118) 974 6484
Minicom No: (0118) 974 6991
Dx: 33505 – Wokingham

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2000/0319
1 Wellesley Drive .
Proposed single storey front extension to dwelling and alterations to dormers.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact Emy Circuit on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 28·2·00

Yours faithfully

Chris Ward
Head of Planning and Transportation

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Case officer: **Emy Circuit** Application Number: **F/2000/0319**
1 Wellesley Drive Crowthorne.
Proposed single storey front extension to dwelling and alterations to dormers.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name:_____

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

Tel: (0118) 974 6479

Date: 18/2/00

My ref: F/2000/0319

CONFIDENTIAL

Councillor M 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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1 Wellesley Drive .
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1 Wellesley Drive Crowthorne.
Proposed single storey front extension to dwelling and alterations to dormers.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

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

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0319**

1 Wellesley Drive Crowthorne.

Proposed single storey front extension to dwelling and alterations to dormers.

Transfer: Yes ☑ No ☐

Reason for Transfer:

Signed: H A Long Date: 19.2.00

Print Name: H. A. LONG

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 6 JAN 2000

Officer: EXC | Application No. F/2000/039.

Map No. 116 Site ...013...

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) - PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING AND ALTERATIONS TO DORMERS

Location: 1 WELLESLEY DRIVE

Parish: ~~WOKINGHAM WITHOUT~~ FINCHAMPSTEAD Ward: Finch South.
19.1.2000.

Applicant: M STENNING

Fee Received 95-00 (1) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 19.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

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

.....

.....

NEIGHBOURS:

..... 2x S/N — Dukes Ride & Wellesley Drive. ✓ .....

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.....

Please do 21 days neighbour notification on the following

① F/2000/0319
1 Wellesley Drive
3+8 Wellesley Drive ✓

② F/2000/0300
14 Chelwood Road
12+16 Chelwood Road. ✓

③ 9 Riddington Close
F/2000/0330
8+10 Riddington Close ✓

Thanks

Tony.

26.1.2000
TMP.

1 of 2

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 28 January 2000

Location:	1 Wellesley Drive, Wokingham Without
Proposal:	PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING AND ALTERATIONS TO DORMERS
Application Number:	F/2000/0319

In response to your consultation dated 19 January 2000 for the above application, the landscape comments are as follows:

I have no objections to the proposals. The front extension will have a limited impact on the conifer within the front garden. The tree is probably not protected by the area TPO that covers this site as it was planted after the TPO was made in 1970.

Catherine Brimble

Catherine Brimble
Landscape Architect

Environmental Services

For office use only.
Application number 06. JAN. 2000* 0519

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	M.L. STENNING
	Address and postcode	1 WELLESLEY DRIVE CROWTHORNE, BERKS
	Phone number	01344 751020
	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM, BERKS RG41 2TN
	Phone number	0118 9784165
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY FRONT EXTENSION AND ALTERATIONS TO DORMERS
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.	AH/E/2923A
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: NO CHANGE	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN) on behalf of M.L. STENNING

Date 4.1.2000

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

ADDRESS 1 WELLESLEY DRIVE PARISH FINCHAMPSTEAD

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/19460	Mr N Foster	red dev	25·7·60	N/A
O/1861	"	"	26·1·61	N/A
O/18862	Renway const co LTD	layout 34 houses	·6·9·62	N/A
771/70	"	house & garage	29·10·70	APP
857/71	"	change house type	2·9·71	APP

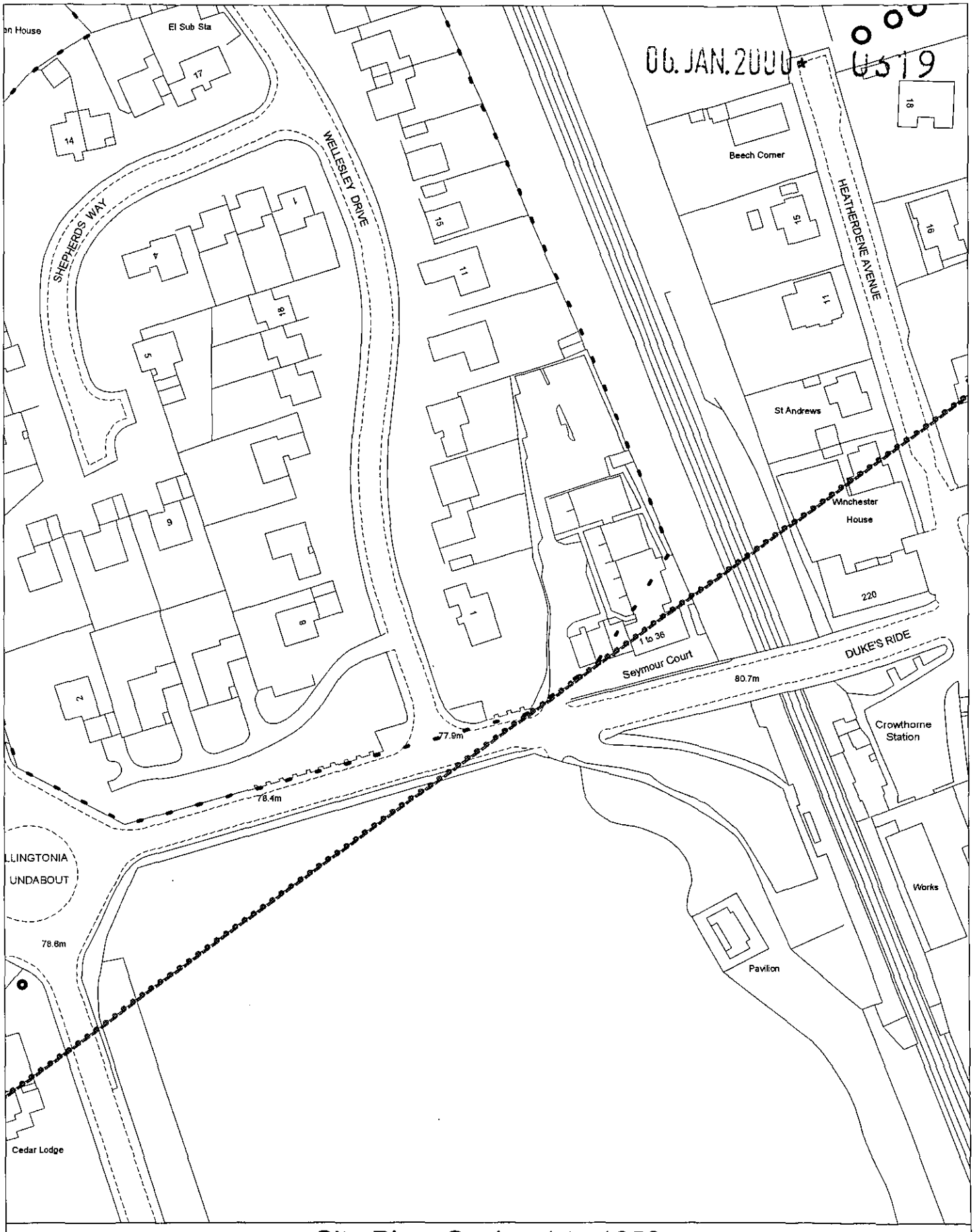
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 26

DRAINAGE

091074



Site Plan, Scale: 1 to 1250

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Date: 12 January 2000

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