APPLICATION NO:
F/2000/1802

LOCATION:
Andorra Rowan Drive, Crowthorne.

APPLICANT:
Mr & Mrs Gough C/O Excel Designs Ltd

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **24/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
16/08/2000

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE FP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Gough
C/O Excel Designs Ltd
17 Gorse Ride South
Finchampstead
Berkshire
RG40 4EH

Application Number: F/2000/1802

Parish: **WOKINGHAM WITHOUT**

Location: **Andorra, Rowan Drive, Crowthorne.**

Proposal: **Proposed two storey rear 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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The bathroom window in the first floor east side elevation of the dwelling and ground floor kitchen door in the west side elevation of the extension shall not at any time be glazed other than with obscure glass.

Condition
4. The proposed side lounge windows in the east side elevation shall be of the high level type only and shall not be lower from ground than as shown on the approved plan.

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the west side elevation of the extension.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 09/08/2000

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.

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1802 AO
BUILDING CONTROL NUMBER.	BP2000/0775 Brain
APPLICANT/AGENT	Excel.
ADDRESS OF SITE	Andora. Rowan Drive Cowthorpe. WOK. WITHOUT.
DESCRIPTION OF PROPOSED WORK	2 storey rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00636/4	00636/4
ELEVATIONS	00636/9,10,11	00636/9,10,11
FLOOR PLANS	13,15	13,15

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/8/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	20/12/00.	

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	

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1802

Applicant : Mr & Mrs Gough C/O Excel Designs Ltd.

Location : Andorra, Rowan Drive, , Crowthorne.
Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		1.8.00

Date of Neighbour Notifications : .....

Date of Site Visit : 4.7.00

Date Registered : 21/06/2000

Earliest Date for Decision : 24/07/2000

Latest Consultation Date/Site Notice Expiry Date : 24/07/2000

This application will have expired on: 16/08/2000. 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 : 1A Rowan Drive. Objects - will block light to side large, kitchen + bathroom windows. The house has already been extended + resulted in loss of light necessitating switching on light in kitchen due to loss of light. Is there adequate parking?

81 OWR.: Asks for rear bottom windows be frosted glass only + high level windows to be no longer.

Parish Council: No objections.

Planning Issues :

Effect on neighbour.

Application Number: F/2000/1802

Appraisal :

Only neighbour significantly affected is 1A on W. side. Proposed extension will cause across their side lounge window and significantly reduce outlook and light to it. However, this is only a secondary side window, and main window looking down their rear garden would not be significantly affected. Would also lead to predominant light to side kitchen window where this area is used for eating meals, though there is a main kitchen window at the front of the house in this room. Further loss of light to bathroom window, but this not considered important. I went into No. 1A and viewed this situation from inside the house from the affected rooms. Whilst some loss of light will occur to the side kitchen and to the side lounge window, as these rooms each also have a main window. Therefore, on balance, consider it would be difficult to substantiate a refusal on this ground.

(Also increase in no. of bedrooms, only 1 extra to existing bedroom — no parking implications re: standard)

Conditions: Standard obs. glaze side kitchen door, otherwise would overlook from it above the approx. 6' wall & a higher wall/fence instead would obstruct more light to 1A.

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

Application Number F/2000/1802
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	☒ work.
3	SC20	SR05	☒ bathroom window ☒ ~~ex~~ first floor east side
			elevation of the dwelling, and ground floor kitchen door
			in the west side elevation of the extension
~~4~~	~~SC08~~	~~SR05~~	
4		SR05	The proposed side lounge windows in the east
			side elevation shall be of the high level type only and shall be not
lower from ground than			as shown on the approved plan.
5	SC08	SR05.	☒ west side elevation of the extension.

[signature]
9/8/00

RECORD OF SITE VISIT

SITE ADDRESS: Andorra Rowan Drive Crowthorne. APPLICATION NUMBER: F/2000/1802	OFFICER: Angela Odell DATE OF SITE VISIT: 4.7.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 1.8.00

2. DESCRIPTION OF SURROUNDINGS Variety of house types in established residential area.

3. DESCRIPTION OF SITE/BUILDING Existing house with attached garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES No. 1 ~~A~~ Rowan Drive on W-side has side lounge window on gr. floor opposite where extension will go. (& also side bathroom & utility windows & doors at side of existing house)

5. SITE CONSTRAINTS

TREES tall conifer hedge at rear.

ACCESS/PARKING at front

LEVELS flat.

BOUNDARY TREATMENT 1 m wall alongside proposed extension, ~~[illegible]~~ 5' fence as go further down boundary.

OTHERS

Received by Wokingham District Council

Application No: F/2000/1802

Proposal:
Proposed two storey rear extension to dwelling.

Location:
Andorra, Rowan Drive, , 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/07/2000. 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

30 June 2000

Client:

24 JUN 2002 1802

Mr and Mrs Gough
Andora
Rowan Drive
Crowthorne
Berkshire

Project:

Two Storey Rear Extension

Location:

Andora
Rowan Drive
Crowthorne
Berkshire

Excel Design
XL00636

Drawing Number	Drawing List	Drawings Included
1	Title Page	✓
2	Contents	✓
3	Location Plan	✓
4	Block Plan	✓
5	Notes 1	✓
6	Notes 2	✓
7	Notes 3	✓
8	Front Elevations	
9	Left Side Elevations	✓
10	Right Side Elevations	✓
11	Rear Elevations	✓
12	Ground Floor Plans 1	✓
13	Ground Floor Plans 2	✓
14	First Floor Plans 1	✓
15	First Floor Plans 2	✓
16	Second Floor Plan	
17	Section	✓
18	Section	✓

CLIENT:	Mr and Mrs Gough, Andora, Rowan Drive, Crowthorne.	DESCRIPTION:	Drawing List
PROJECT:	Two storey rear extension	SCALE:	DRAWING No: 00636/ 2
DATE:	April 2000	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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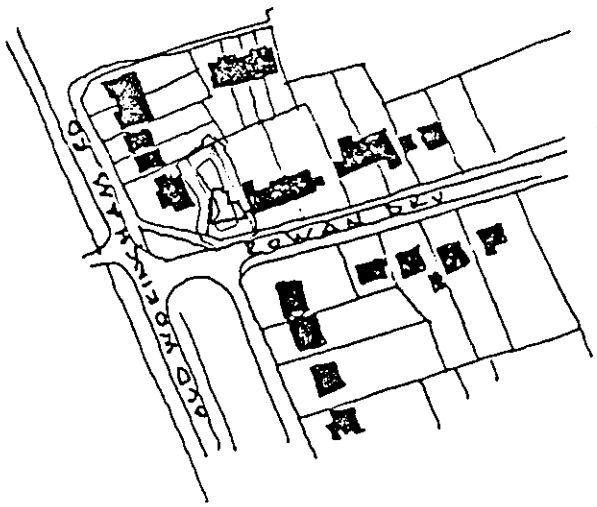

CLIENT:	Mr and Mrs Gough, Andora, Rowan Drive, Crowthorne.	DESCRIPTION:	Location Plan		
PROJECT:	Two storey rear extension	SCALE:	1:2500	DRAWING No:	00636/ 3
DATE:	April 2000	REVISION:			

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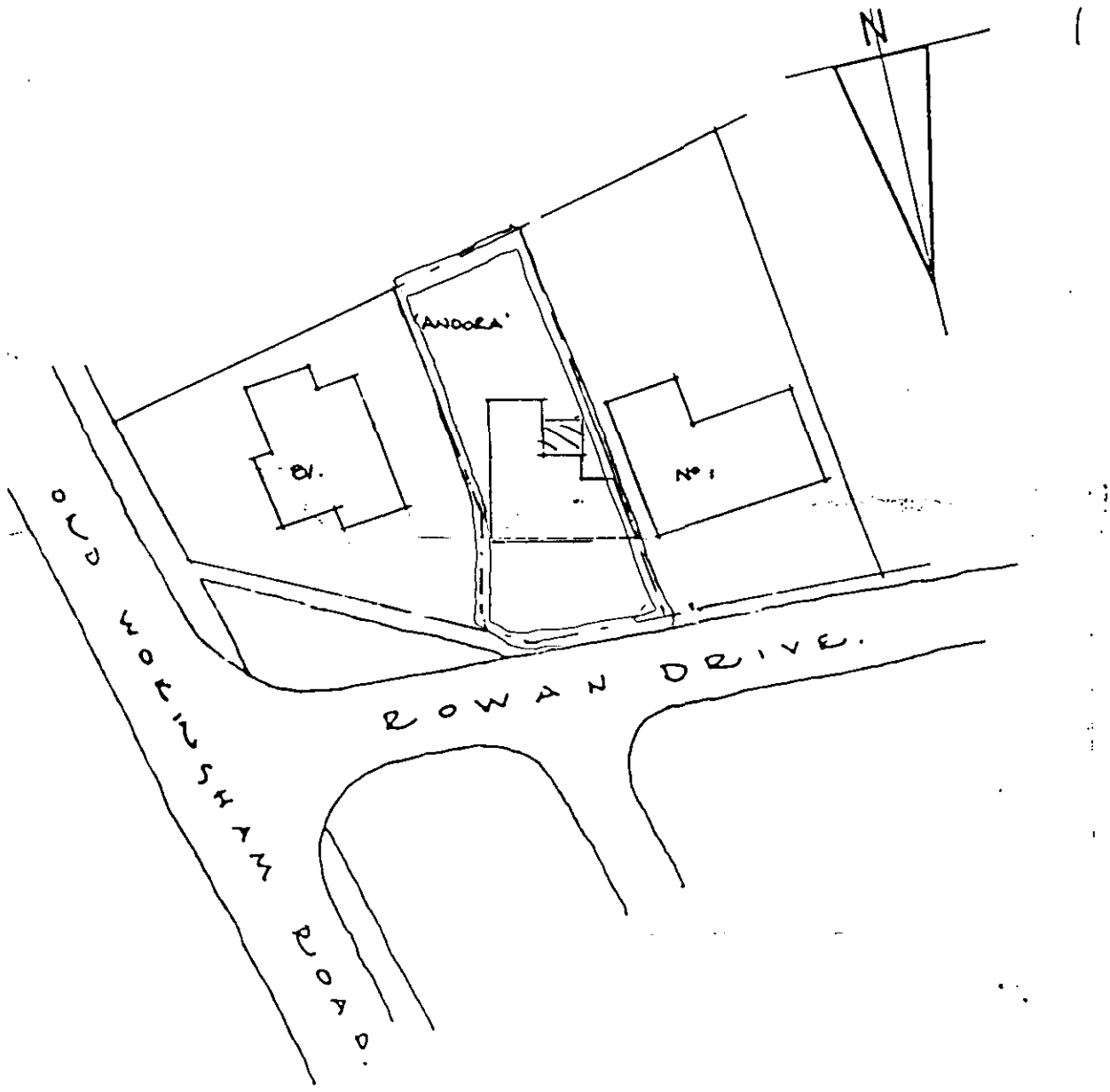

CLIENT:	Mr and Mrs Gough, Andora, Rowan Drive, Crowthorne.	DESCRIPTION:	Block Plan		
PROJECT:	Two storey rear extension	SCALE:	1:500	DRAWING No:	00636/ 4
DATE:	April 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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These drawings have been prepared for the purpose of obtaining Planning and/or Building Regulation approval. They are not intended as a work specification or as detailed working drawings. Those carrying out the work must satisfy themselves of all dimensions and details before pricing and construction. No work should be carried out until all the necessary approvals have been obtained and the building inspector has been notified of the intention to start work.

There must be no encroachment on neighbouring property without prior written agreement between respective parties and in accordance with the requirements of the Party Wall Act.

GENERAL NOTES
(Not a specification)

1. FOUNDATIONS
Strip concrete foundations minimum depth as shown on drawings and in accordance with N.H.B.C practice note 3 - 1985 table 7a. Final decision on design, type and depth of foundations to be made by Local Authority Building Control Officer on site. Foundations to rest on suitable load bearing strata and to comply fully with Building Regulations. 100mm thick class 'A' dense concrete block work and semi-engineering brickwork below d.p.c level. Lean mix cavity fill up to ground level. Existing foundation to be laid open for inspection when and where required by the building inspector.

2. D.P.C
Polymer type of d.p.c's to all walls minimum 150mm above ground level. 150 mm wide x 14 mm Dampcor or similar d.p.c to all cavity closers fitted in accordance with manufacturers specification. D.p.c to lap d.p.m minimum 50mm. D.p.c to be continuous with existing.

3. GROUND FLOOR SLAB
Floor finish to line with existing on 65 mm sand and cement screed with light reinforcing mesh on 50 mm thick S.D grade Jablite floor insulation fitted to manufactures specification. Concrete, suspended insitu slab resting on inner skin of cavity walls and perimeter dwarf walls against existing walls where required . Slab depth and bottom reinforcing with 40 mm cover as shown on section drawing. Remove all vegetation below slab.

4. EXTERNAL WALLS
112mm facing brickwork to match existing. 50 mm insulated cavity, 100 mm thick lightweight thermal insulating block work inner skin 'Celcon' or similar. 13 mm lightweight plaster and skim internally. Cavity insulated with 50 mm thick 'Rockwool' cavity batts fitted to manufacturer's specification to give 0.45 w/m^2K 'U' value. Provide mild steel galvanized wall ties at 900 mm horizontal and 450 mm vertical centers. Staggered formation to B.S 1243 amended. Close cavity at eaves level. Cavity to be continuous and new/existing walls fully bonded.

5. INTERNAL WALLS
None

6. JOINERY
All softwood to be pressure impregnated preservative treated to B.S 4072.

7. GLAZING
All doors and windows to be fitted with double glazed factory sealed units. Full height glazed screens and doors to be fitted with class B safety glass. All opening lights to give minimum 1/20th floor area in ventilation. All windows fitted with 8000 mm^2 trickle ventilator.

8. LINTELS
To be Catnic steel lintels or similar (unless otherwise stated) to manufacturer's span/load tables. Minimum 150 mm end bearing with cavity trays over.

CLIENT:	Mr and Mrs Gough, Andora, Rowan Drive, Crowthorne.	DESCRIPTION:	Notes
PROJECT:	Two storey rear extension	SCALE:	DRAWING No: 00636/ 5
DATE:	April 2000	REVISION:	

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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GENERAL NOTES
(Not a specification)

9. PITCHED ROOF
Concrete interlocking tiles to match existing to be fixed in accordance with manufacturers specification. on 38 x 25mm softwood treated battens on untearable roofing felt to B.S 747. Timber sizes as section drawing. 100 x 75mm softwood wall plate anchored to walls using mild steel galvanized straps at 1200mm centers. Ceiling finished with 12.5mm foil backed plaster board fully nogged and finished to match existing. 100mm fiberglass quilt insulation laid between joists and 100 mm laid over joists. Provide mild steel galvanized gable straps at 1000mm centers fixed to 3 No. rafters and wall. 25mm thick softwood fascia and soffite to match existing with continuous ventilation to give cross ventilation.

10. FIRST FLOOR
18mm tounge and groove flooring grade chipboard on SC3 timber joists as section drawing. 18mm w.b. plywood to bathroom floor. Underside of joists lined with 12.5mm plasterboard and finished to match existing. All joists to be herring bone strutted at mid-span. Provide mild steel galvanized restraining straps at maximum 1200 centres fixed to 3 no. floor joists and build into walls. Double up joists below partitions.

11. STRUCTURAL STABILITY/ STRUCTURAL TIMBERS
Where ceiling and floor joists run parallel to external walls, lateral restraint to be achieved by metal straps at 1200 mm centres spanning three joists. Provide mild steel galvanized gable straps at 1000 centres fixed to three rafters and wall. Wall plates to be anchored down with 30 x 5 mm straps at 2m centres.

12. STEELWORK
All steelwork to engineer's calculations and encased in 2 layers of 12.5mm plasterboard with staggered joints and 7mm vermiculite plaster skim to give 1/2 hour fire resistance.

13. MECHANICAL VENTS
Bathroom: Provide mechanical vent unit ducted through wall giving 15 liters per second extract rate operated intermittent

14. S.W. DRAINAGE
100 diameter half round gutters falling to 63 diameter rain water pipes connecting to 100 diameter below ground drain runs at minimum 1:60 fall to new soakaways in garden. Drains encased in 150mm peashingle. Soakaways minimum 5m away from buildings and $1m^3$ capacity minimum below pipe entry. Filled with hardcore and 75mm concrete capping with minimum 300mm top soil cover.

15. F.W. DRAINAGE
Above ground: Waste sizes to be: S.V.P's & W.C's 100 dia, Basins 32 dia. Sink and bath 40 dia. All fitted with rodding accesses at every change in direction and 75 mm deep seal traps. Soil and vent pipes to be encased in 9.5 mm plasterboard and skim on softwood framing and terminate through roof 1m above window heads with durable cage.
Below ground: 100 mm dia 'Hepsleve' drain runs to minimum 1:40 fall to existing manhole. Drains encased in 150 mm pea shingle and lintelled over when passing through walls using reinforced concrete lintels. Redundant drains to be broken out and sealed off.

16. FIRE RESISTANCE AND PRECAUTIONS
Smoke detectors are to be installed on the landing and other locations to be agreed with the Building Inspector. The smoke detectors are to be hard wired back to the distribution board and fitted with battery backups.

CLIENT:	Mr and Mrs Gough, Andora, Rowan Drive, Crowthorne.	DESCRIPTION: Notes	
PROJECT:	Two storey rear extension	SCALE:	DRAWING No: 00636/ 6
DATE:	April 2000	REVISION:	

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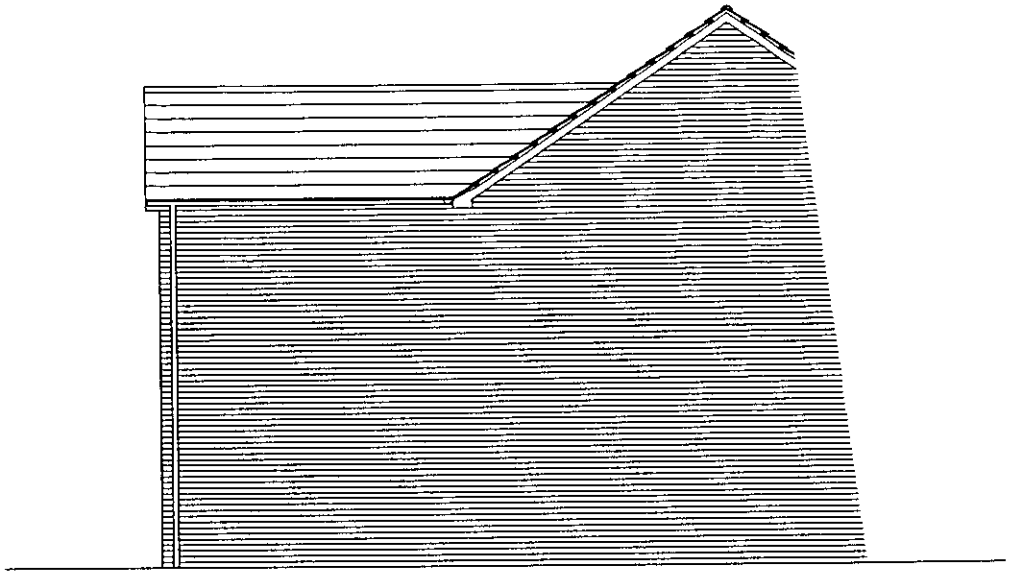
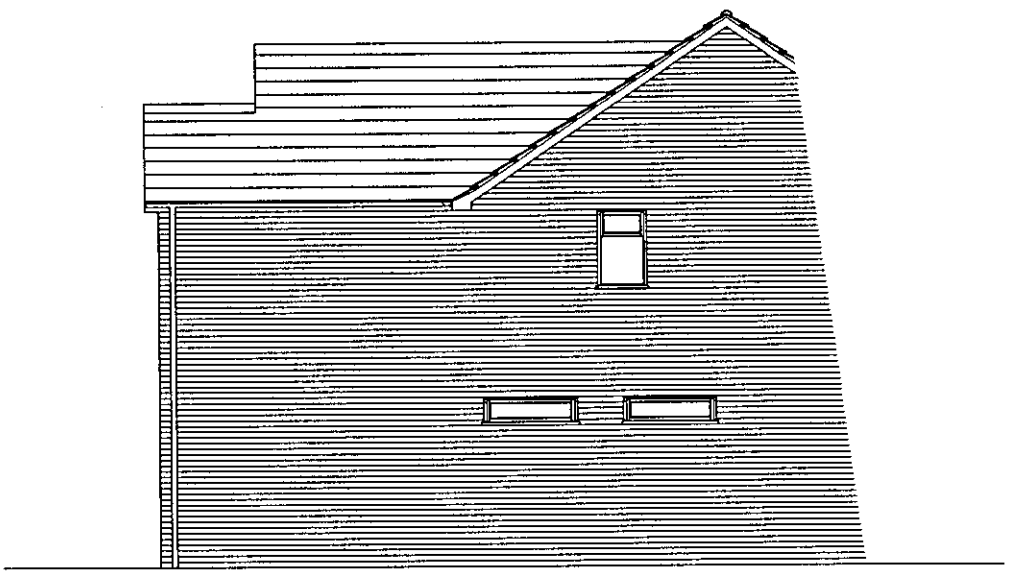


EXISTING LEFT SIDE ELEVATION
(Left side when viewed from front)



PROPOSED LEFT SIDE ELEVATION
(Left side when viewed from front)

CLIENT:	Mr and Mrs Gough, Andora, Rowan Drive, Crowthorne.	DESCRIPTION:	Left Side Elevations	
PROJECT:	Two storey rear extension	SCALE:	1:100	DRAWING No: 00636/ 9
DATE:	April 2000	REVISION:		

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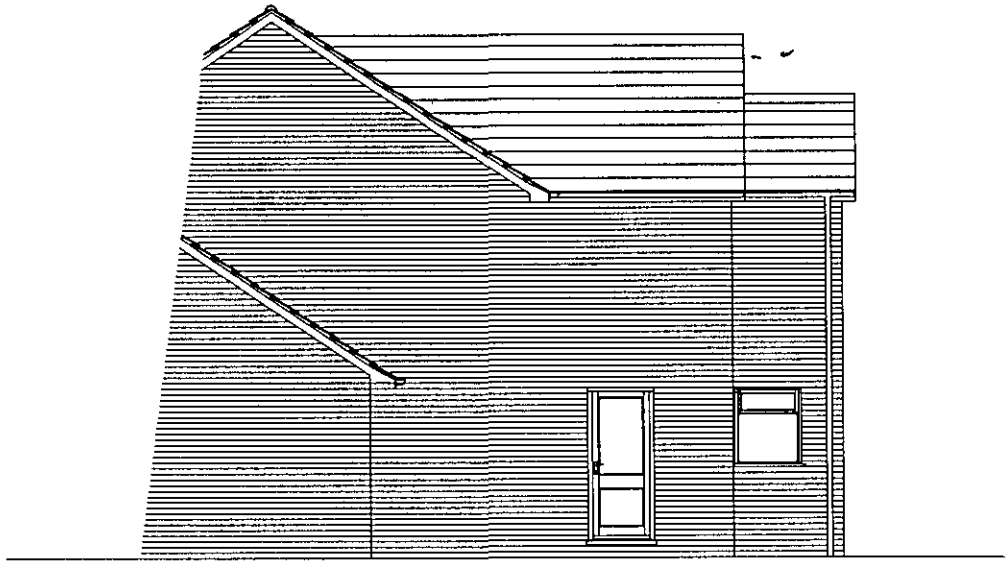
EXISTING RIGHT SIDE ELEVATION
(Right side when viewed from front)



PROPOSED RIGHT SIDE ELEVATION
(Right side when viewed from front)

CLIENT:	Mr and Mrs Gough, Andora, Rowan Drive, Crowthorne.	DESCRIPTION:	Right Side Elevations		
PROJECT:	Two storey rear extension	SCALE:	1:100	DRAWING No:	00636/ 10
DATE:	April 2000	REVISION:			

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EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

CLIENT:	Mr and Mrs Gough, Andora, Rowan Drive, Crowthorne.	DESCRIPTION:	Rear Elevations		
PROJECT:	Two storey rear extension	SCALE:	1:100	DRAWING No:	00636/ 11
DATE:	April 2000	REVISION:			

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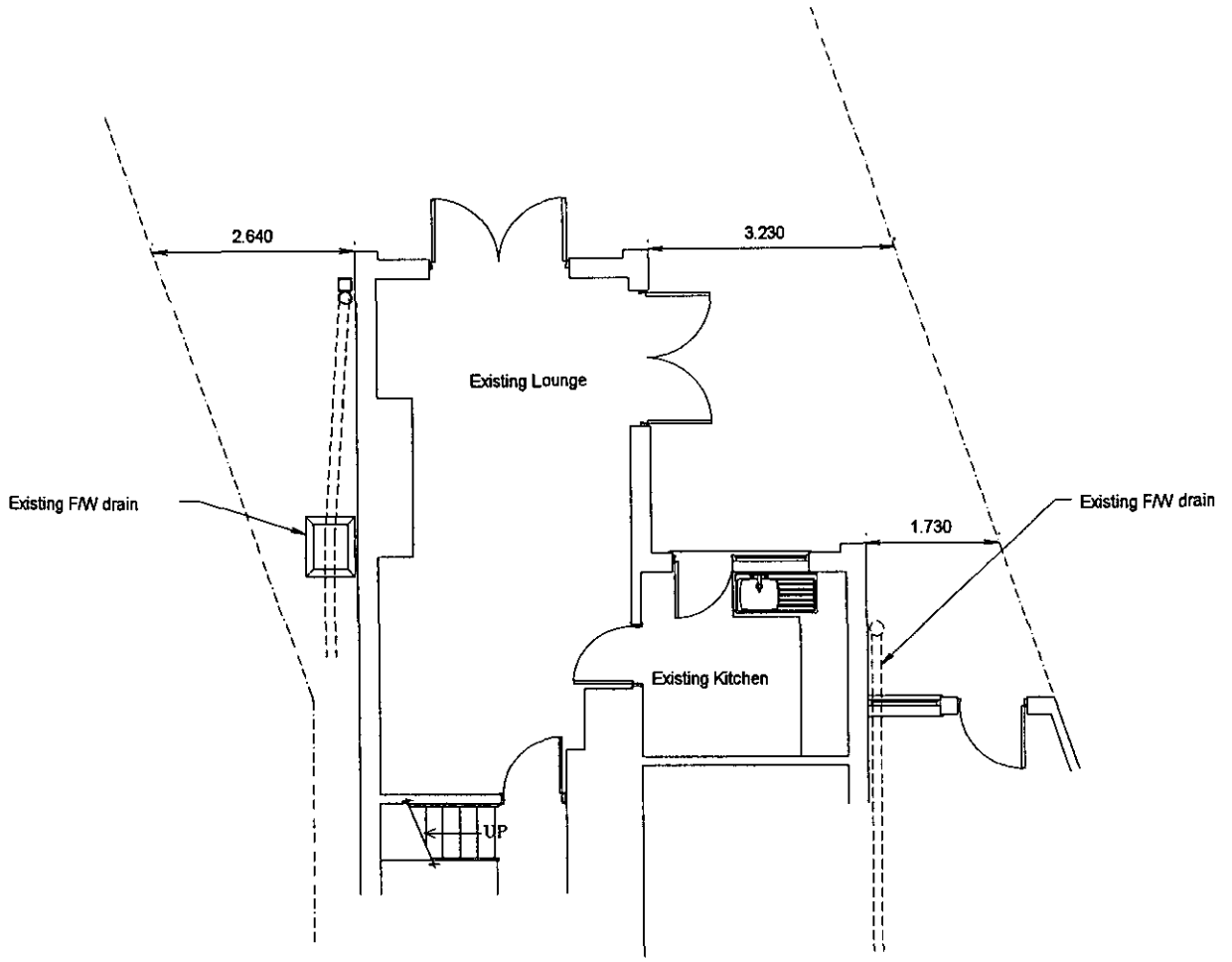

EXISTING GROUND FLOOR PLAN

CLIENT:	Mr and Mrs Gough, Andora, Rowan Drive, Crowthorne.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Two storey rear extension	SCALE:	1:100	DRAWING No:	00636/ 12
DATE:	April 2000	REVISION:			

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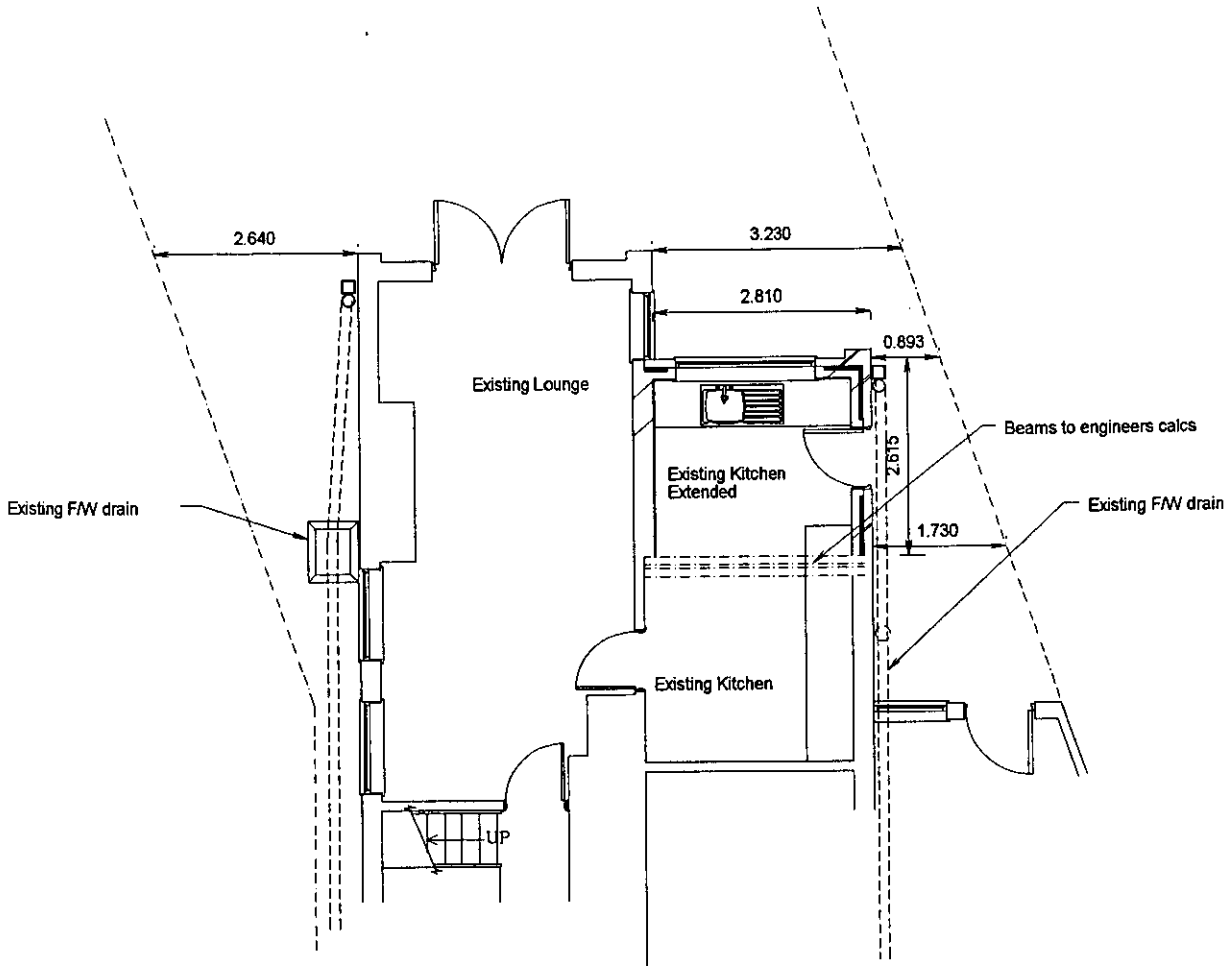

PROPOSED GROUND FLOOR PLAN

CLIENT:	Mr and Mrs Gough, Andora, Rowan Drive, Crowthorne.	DESCRIPTION:	Ground Floor Plans		
PROJECT:	Two storey rear extension	SCALE:	1:100	DRAWING No:	00636/ 13
DATE:	April 2000	REVISION:			

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CD 20/12/00

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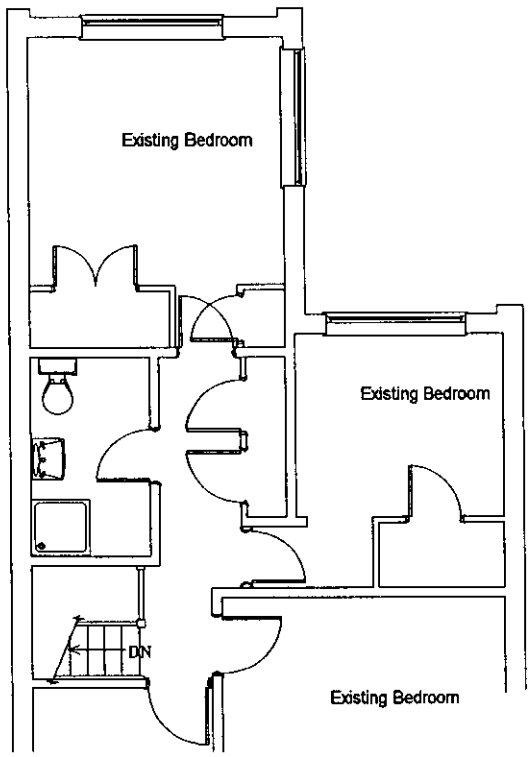

EXISTING FIRST FLOOR PLAN

CLIENT:	Mr and Mrs Gough, Andora, Rowan Drive, Crowthorne.	DESCRIPTION:	First Floor Plans		
PROJECT:	Two storey rear extension	SCALE:	1:100	DRAWING No:	00636/ 14
DATE:	April 2000	REVISION:			

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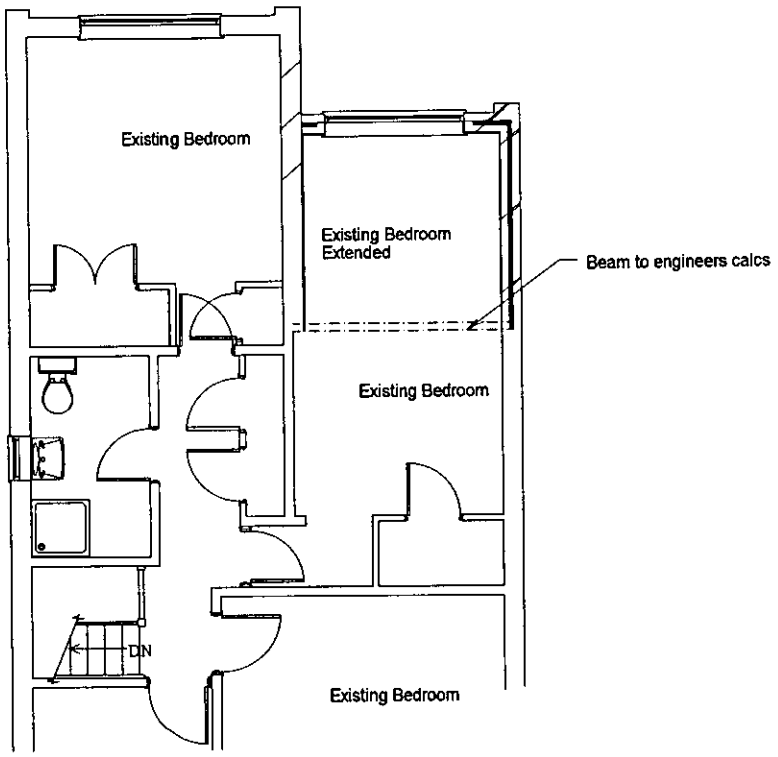

PROPOSED FIRST FLOOR PLAN

CLIENT:	Mr and Mrs Gough, Andora, Rowan Drive, Crowthorne.	DESCRIPTION:	First Floor Plans		
PROJECT:	Two storey rear extension	SCALE:	1:100	DRAWING No:	00636/ 15
DATE:	April 2000	REVISION:			

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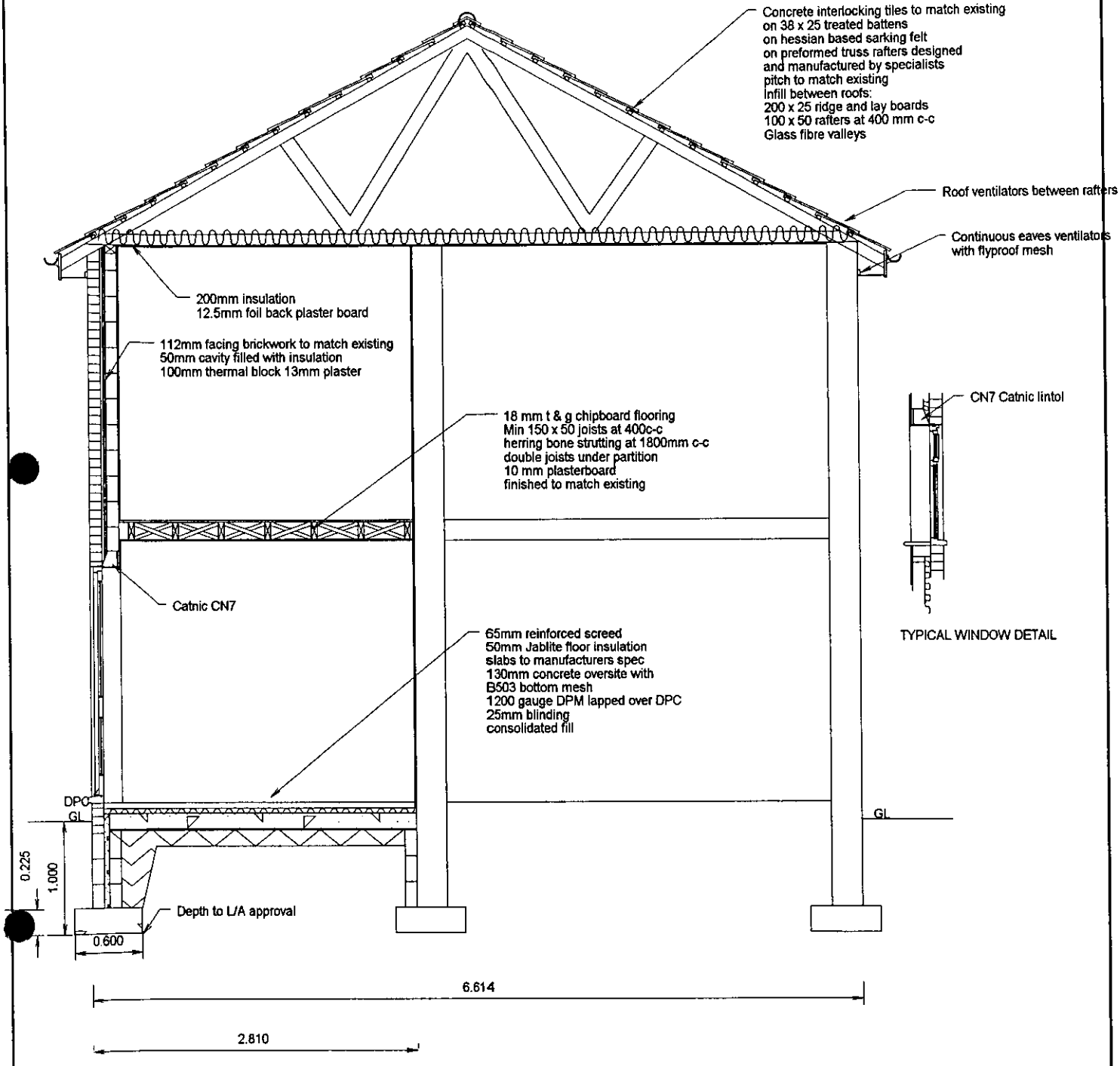
20/11/00



TYPICAL WINDOW DETAIL

CLIENT:	Mr and Mrs Gough, Andora, Rowan Drive, Crowthorne.	DESCRIPTION:	Section		
PROJECT:	Two storey rear extension	SCALE:	1:50	DRAWING No:	00636/ 17
DATE:	April 2000	REVISION:			

DRAWING MUST BE READ WITH NOTES. DIMENSIONS AND DETAILS TO BE CHECKED ON SITE BEFORE PRICING AND CONSTRUCTION

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Additional Notes:

Excel Design Ltd

Architectural Design

17 Gorse Ride South, Finchampstead, Wokingham,
Berkshire RG40 4EH

Phone: 0118 973 7336 ***Fax:*** 0118 973 4175

Drawn By: George Avis

Associate of the Chartered Institute of Building

GeorgeAvis@ExcelDesign.Ltd.UK

Excel Design

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

Tel: (0118) 974 6445

Date: **30 June 2000**

My ref: F/2000/1802

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/2000/1802
Andorra, Rowan Drive, , Crowthorne.
Proposed two storey rear 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 **Angela Odell** on **(0118) 974 6445**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** *Application Number*: **F/2000/1802**
Andorra, Rowan Drive, , Crowthorne.
Proposed two storey rear 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**********

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

Tel: (0118) 974 6445

Date: **30 June 2000**

My ref: F/2000/1802

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/2000/1802
Andorra, Rowan Drive, , Crowthorne.
Proposed two storey rear 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 **Angela Odell** on **(0118) 974 6445**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1802**
Andorra, Rowan Drive, , Crowthorne.
Proposed two storey rear 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 6445

Date: **30 June 2000**

My ref: F/2000/1802

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/2000/1802
Andorra, Rowan Drive, , Crowthorne.
Proposed two storey rear extension to dwelling.

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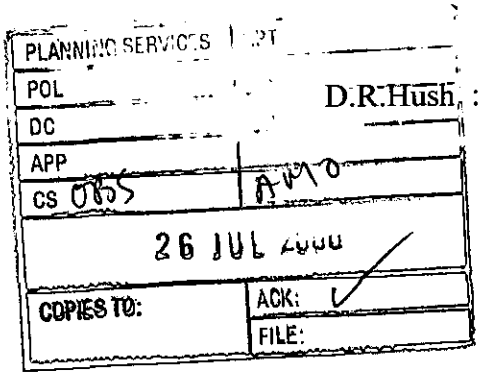
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Helliar-Symons

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

A. Odell.



D.R.Hush : Owner/Occupier : 1A Rowan Drive
Crowthorne
Berkshire
RG 45 6RY

24 July OO

Dear Madam,

Application Number: F/2000/1802
Site Address : Andorra, Rowan Drive, Crowthorne.
Proposal : Proposed two storey rear extension to dwelling.

I refer to a letter from Mr J. Mitchell dated 6/7/00 regarding the above application.

I have received a copy of the plans and have reviewed the detailed proposals.

I confirm my objection to the proposed extension work.

The extension will definitely block natural light into my bathroom, kitchen and lounge. Windows to all these rooms are on the left hand side of my house when viewed from the front.

I would point out that the property (Andorra) has already been extended and this led to restricted light access into my kitchen. The kitchen light has to be switched on during the day due to poor natural light.

I am not prepared to see the situation worsen regarding the ingress of natural light.

I am also concerned that if the extension is allowed to go ahead, it will devalue my property due to the limited natural light caused by this second extension.

I am not certain what the exact number of bedrooms would be if the extension was allowed but would question whether there is adequate off road parking space.

I would appreciate it if you could visit my property to establish the extent of the problem. Please note that I am on holiday from 11/8/00 to 29/8/00 inclusive.

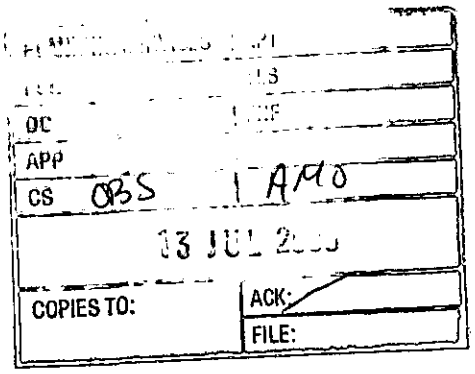
If you need any further information please do not hesitate to contact me.

Yours faithfully,

D.R.Hush.

81 Old Wokingham Road
Crowthorne
Berkshire RG45 6LL

Tel: 01344 772598



11 July 2000

Mr J Mitchell
Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

Dear Mr Mitchell

Re: Planning Application No. F/2000/1802

After having received notification of the above application we have been to your offices to view the plans.

We would like the following points to be noted:

1. The new first floor bathroom window overlooking 81 Old Wokingham Road (left side elevation) should be glazed with **frosted glass**.

2 The 2 new high level narrow windows on the ground floor (left side elevation) should be no larger than drawn on the plan, so as not to overlook 81 Old Wokingham Road.

3. If there are any additional alterations to the proposed plans we would like to be notified.

Yours sincerely

F. M. Calder

Jean Calder (Mrs)

Wokingham Without Parish Council Consultation Sheet

Officer	Angela Odell
No	F 2000 1802
Proposal	two storey rear extension to dwelling.
Site	Andorra, Rowan Drive, Crowthorne

Committee's Comments

No objections.

Signed : _____
Clerk to Wokingham Without Parish Council

11 July 2000

Received by Wokingham District Council

Application No: F/2000/1802

Proposal:
Proposed two storey rear extension to dwelling.

Location:
Andorra, Rowan Drive, , 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/08/2000. 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

25 July 2000

1792

AO

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number 2000/1502 relates.

Address of site Andorra Rowan Drive

Crowthorne

Signed [signature]

Date 21-7-00

Postage
will be paid
by *licensee*

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 JUN 2000	Map No. 109 Site 0:03
Officer: AO | Application No. F/2000/1802	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING

Location: ANDORA ROWAN DRIVE

Parish: WOK W/OUT Ward: Wok W/out: 30-6-2000

Applicant: MR/MRS Gough

Fee Received 95-00 (6) 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 : 30.6.2000 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 (BABTIE) .....
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 + 1 ROWAN DRIVE

81 + 83 OLD WOKINGHAM ROAD

ADDRESS ANDORRA 1st ROWAN DRIVE

PARISH WOK/WITHOUT

PLOT No. Ex CORONATION ROAD

ORD. SHEET No. SU.8464 109

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/180/60	MR. J. MITCHELL	O/APP. DWELLING	15.8.60	N/A REL.
0/297/62	MR. A. J. BLUNDEN	"	8.1.63	N/A C/A
45/64	"	BUNGALOW	14.5.64	APP. REL.
177/64	"	DETACHED HOUSE	2.10.64	APP. APP.
1097/72	MR. R. GOUGH	2/STOREY EXTENSION	6.7.72	APP.
29902			19.3.88	REL
BRA 4404	"	S/ST. HT.	2.3.88	REL
38022			12.8.91	C/A
BRA 10694	MR & MRS GOUGH	S/ST. HT / NEW ROOF TO H GARAGE.	15.8.91	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

6

1959/a

21. JUN. 2000 1802

HOUSEHOLDER PLANNING APPLICATION

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MEOWIS GOUGH
	ADDRESS	ANDORA
		ROWAN DRIVE
		CROWTHORNE
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	EXCEL DESIGN LTD
	ADDRESS	17 GORSE RIDE SOUTH
		FINCHAMPSTEAD
	POST CODE	RG40 4EH Tel. 01189737336
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	ANDORA
		ROWAN DRIVE
		CROWTHORNE
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	TWO STOREY REAR
		EXTENSION

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — ~~YES~~/NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — BRICK & TILE TO MATCH

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~/NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated
(b) The fee (the current scale of fees is attached)
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

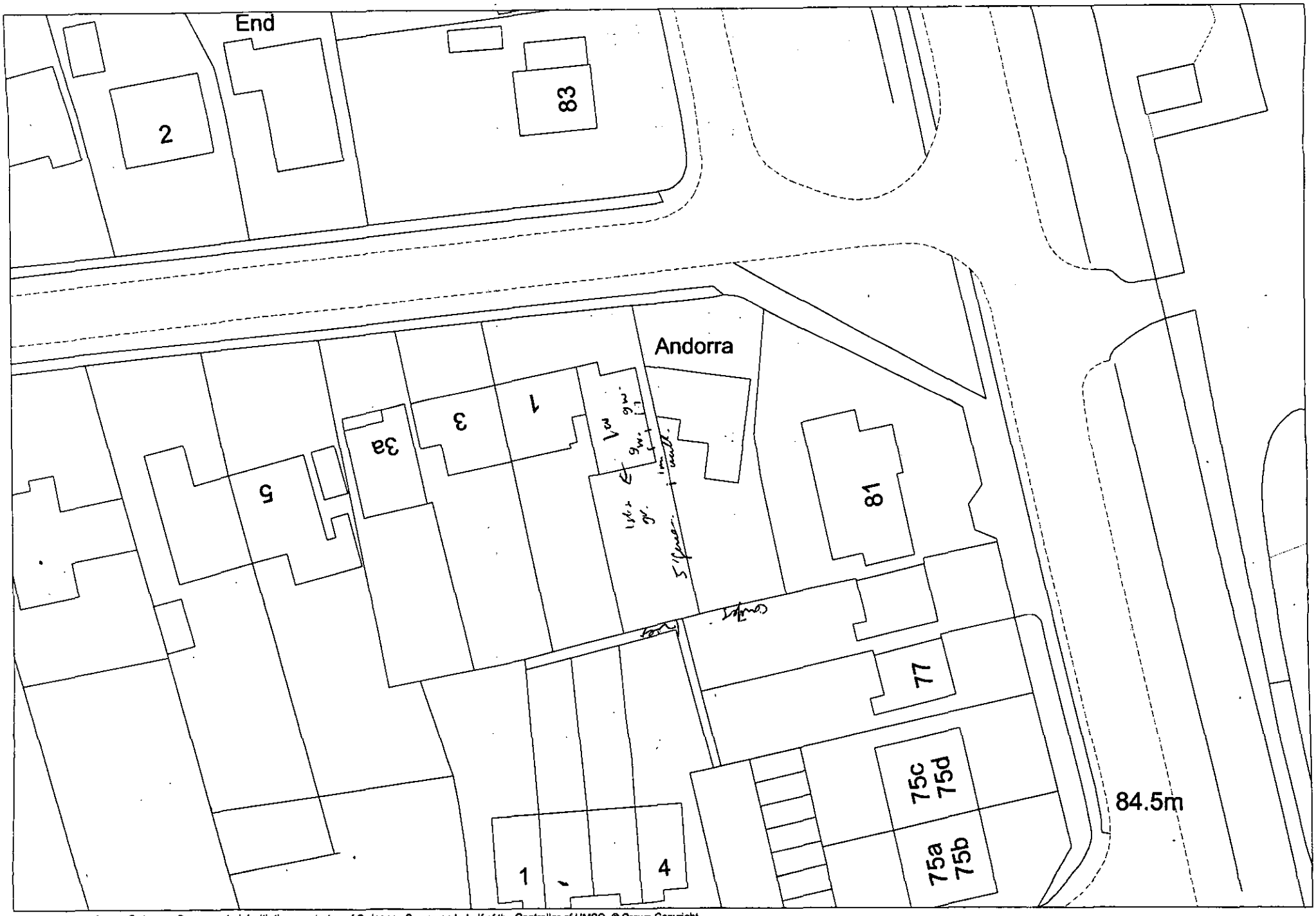
Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED

ON BEHALF OF Mr + Mrs Gould

DATE 15-6-05



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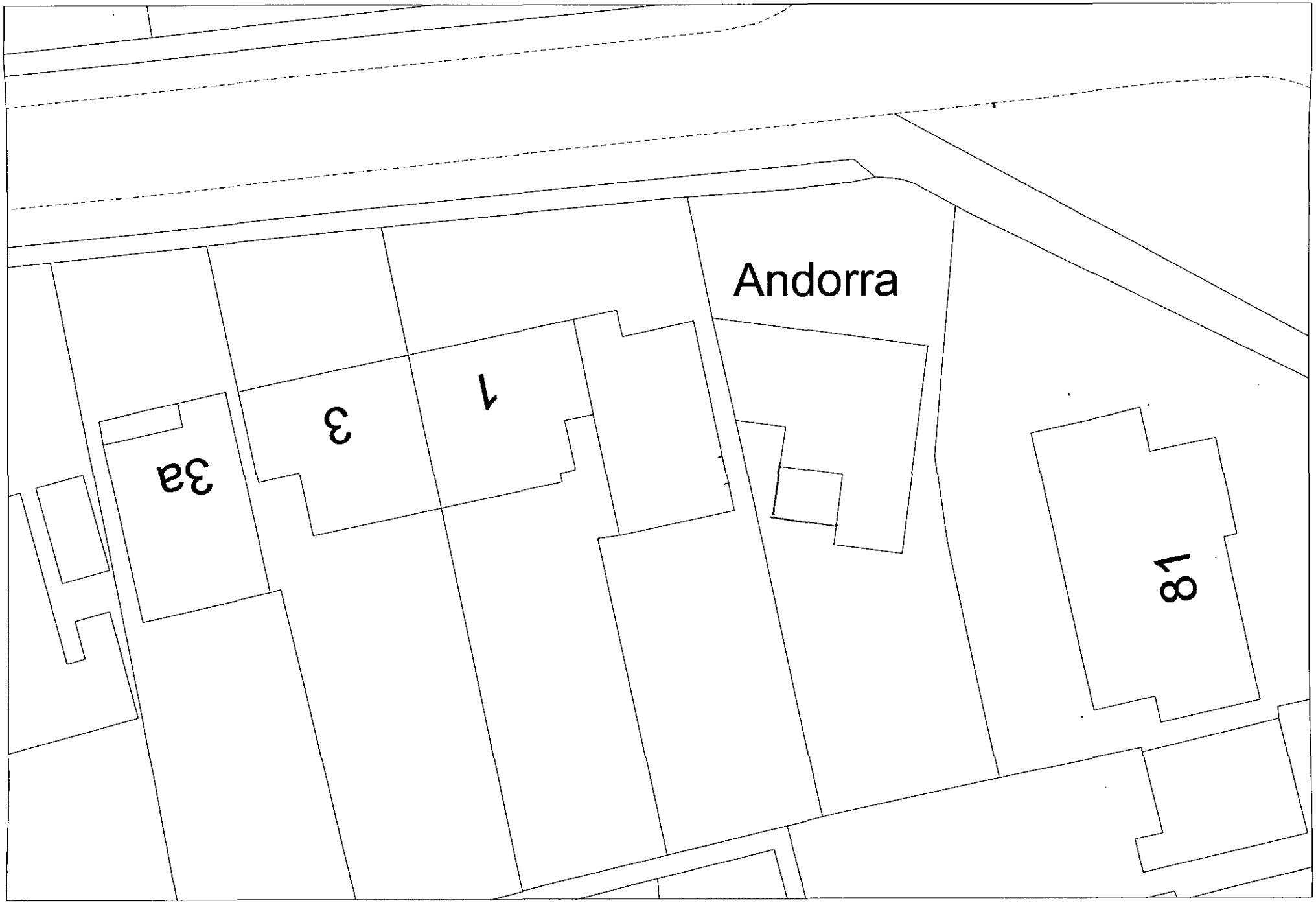
Development Control Section, Environmental Services, Wokingham District Council.

N W E S

Scale: 1:500



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Development Control Section, Environmental Services, Wokingham District Council.

5 July 2000

Scale: 1 : 250

N W E S