APPLICATION NO:
F/2001/3614

LOCATION:
7 Royal Oak Drive, Crowthorne.

APPLICANT:
Dr G Lloyd C/O Derek Cann ARIBA

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **27/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
17/05/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

27

02

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Dr G Lloyd
C/O Derek Cann ARIBA
13 Manor Road
WOKINGHAM
Berkshire
RG41 4AH

Application Number: F/2001/3614

Parish: **WOKINGHAM WITHOUT**

Location: **7 Royal Oak Drive, Crowthorne**

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

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

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

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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. The applicant is reminded that this permission 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. 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: 14/05/2001

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.

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3614

Applicant : Dr G Lloyd C/O Derek Cann ARIBA.

Location : 7, Royal Oak Drive, , Crowthorne.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		25/04/01

Date of Neighbour Notifications : .....

Date of Site Visit : 25/04/01

Date Registered : 22/03/2001

Earliest Date for Decision : 27/04/2001

Latest Consultation Date/Site Notice Expiry Date : 27/04/2001

This application will have expired on: 17/05/2001. 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 :

Wokingham Without Parish Council: No Objections

D Councillor Ross: See memo comments

Neighbours: No comments received.

Planning Issues : (Pinewood identified settlement) (Rural Area)

1) neighbours

2) street scene

House floor area = 85.96m²
Garage floor area = 30.80m²
Conservatory = 13.95m²
Proposed ext = 47.25m²

Application Number: F/2001/3614
Appraisal:

No.7, Royal Oak Drive is a 2-storey detached house, located on a modern open plan estate of large detached properties.

The proposed single storey side extension will be "L" shaped in design and will be located between the house and the detached double garage. It will be set back from the front elevation of the house by 3.7 metres and will project no further towards the road than the line of the existing (stepped) 2 metre high brick wall (which is located to the back of the pavement line).

To have tiled hipped pitched roofs, eaves height to be a maximum of approximately 2.3 metres and a ridge height to be a maximum of approximately 4.3 metres.

At house floor level, there will be two new small windows on the front elevation and one new window on the side elevation, with a roof light above, it is considered that these will not overlook neighbouring properties.

1) Impact on neighbouring properties

No.5, to the south, approximately 0.9 metres higher, 2-storey detached neighbour, extended to the rear with a single storey conservatory. There is a ground floor window on the flank elevation however its view is blocked by the double detached garage. Therefore due to the orientation, difference in level and a 2.7 metre high boundary (brick wall with fencing above), the proposal will not affect the occupants of this property.

The rear garden is bounded with a 2.04 metre high close-boarded fence and an adjacent double detached garage therefore due to the orientation and distance away the neighbouring properties to the rear of the proposal will not be overlooked.

2) Impact on rural settlement area /visual impact.

District Councillor Ross thought that the proposal presents a very extended profile to the street, however he does not intend to formally object but wishes that this point is taken into consideration.

The proposed single storey side extension will be quite visible when approaching from the south along Royal Oak Drive. However it is considered that the design and the materials proposed are in keeping with the existing house. This will help reduce the visual impact on the character of the area – considered acceptable.

The proposed development site is identified within a rural settlement area and in a predominantly residential area of Crowthorne and therefore considered acceptable.

Recommendation : Approval: [✓] ~~Refusal : [ ]~~
(tick appropriate box)

Application Number F/2001/3614
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~

1. **CO01 RO01** **Full Permission – 5 Years**
2. **CO12 RO12** **External Materials to be Agreed**

INFORMATIVES

NO4 Planning Permission Only (Not BR Approval)
NO6 Within Curtilage

N16 Relevant Policies

WDLP: WBE1, WOS2/3,
SEALP: SBE1, STV1, STV6.
BSP: EN1 LD3

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: 14/5/07

RECORD OF SITE VISIT

SITE ADDRESS: 7 Royal Oak Drive
Crowthorne.

APPLICATION NUMBER: F/2001/3614

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 25/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on side boundary

2. DESCRIPTION OF SURROUNDINGS 'Residential'
2 storey modern large detached houses, open plan front gardens & enclosed rear gardens.
No.5, 2 storey detached house with integral single storey garage. Extended to rear with single storey conservatory.
Ground floor window blocked by garage of No.7 on flank elev.

3. DESCRIPTION OF SITE/BUILDING 2 storey modern detached house built close to highway frontage, existing brick wall built up to back of pavement line.
Grey brick with red soldier bricks below windows and white coloured render at first floor on front elev only + stone. Brown tiled roof, white UPVC windows, doors, fascias & guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site / location plan, built at slight angle to highway.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing, double detached garage at side/rear of garden (No.5 rear garden approx 0.9m higher)

LEVELS — No.5 approx 0.6m higher from garage level of No.7.

BOUNDARY TREATMENT — No.5. 2.7m wall + fencing

OTHERS — No.9., 2.04m cb fence + single storey garage
— Rear boundary, 2.04m cb fence
— Side/Front Brick wall 2m high steps up along road frontage

NB Neighbours: not affected

Streetscene :

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

Tel: 0118 974 6441

Date: **03 April 2001**

My ref: F/2001/3614

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/2001/3614
7, Royal Oak Drive, , Crowthorne.
Proposed single storey side extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3614**
7, Royal Oak Drive, , Crowthorne.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3614
CASE OFFICER: Andrew Thorley

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

Received by Wokingham District Council

Application No: F/2001/3614

Proposal:
Proposed single storey side extension to dwelling.

Location:
7, Royal Oak 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/04/2001. 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

03 April 2001

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

Tel: 0118 974 6441

Date: **03 April 2001**

My ref: F/2001/3614

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3614**
7, Royal Oak Drive, , Crowthorne.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lewis

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

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

Tel: 0118 974 6441

Date: **03 April 2001**

My ref: F/2001/3614

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

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7, Royal Oak Drive, , Crowthorne.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3614**
7, Royal Oak Drive, , Crowthorne.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Helliar-Symons

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

FROM: Cllr Angus Ross
Members' Room
PO Box 150, Shute End
WOKINGHAM, RG40 1WQ

Representing Wokingham Without Ward

9th April 2001

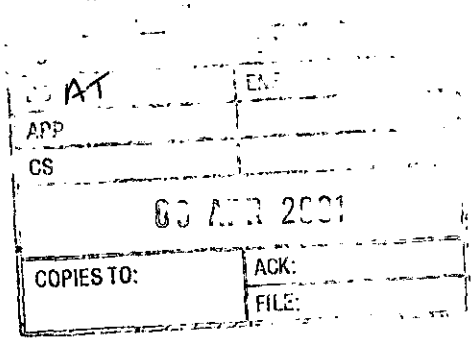
Andrew Thorley
DC
Env Servs
WDC

APPLICATION F/2001/3614
7 ROYAL OAK DRIVE, CROWTHORNE

I have had a look at the plans for this extension. Whilst it does not overlook other houses, it does present a very extended profile to the street.

I do not intend formally to object to the proposal but trust you will keep this comment in mind when you visit the site

CLLR ANGUS ROSS



WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 MAR 2001	Map No. 100 Site ...0.04..
Officer: BAT | Application No. F/2001/3614	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description:
(F.) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING

Location: 7 ROYAL OAK DRIVE

Parish: WOK W/OUT Ward: Wok w/out 3.4.01 B.

Applicant: DR G LLOYD

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (8) 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	} scales?		
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 : 3.4.01 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: (Rural Area)

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

NEIGHBOURS:

S/N + see map

Wokingham Without Parish Council Consultation Sheet

Officer	Andrew Thorley
No	F 2001 3614
Proposal	single storey side extension to building
Site	7 Royal oak Drive, Crowthorne

Committee's Comments

No objections

Signed : _____
Clerk to Wokingham Without Parish Council

25 April 2001

DEREK CANN
ARCHITECT

22.MAR2001 • 3614

Derek Cann R.I.B.A. M.A.P.S
Chartered Architect

Environmental Services Dept.
Planning Services
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham.
RG40 1WR

ref 0105
20th March 01

Dear Sir/ Madam.

Proposed Single Storey Side Extension
7 Royal Oak Drive. Pinewood. Crowthorne

I enclose the following in support of an application for approval under the Town and Country Planning Acts.

Six copies of Householder Planning Application form.
Six copies of drawings 0105 / 01./ 02.
Cheque in the sum of £95.

Should there be any queries on this application I shall be pleased to discuss them with your representative.

Yours faithfully

Derek Cann RIBA

13 Manor Road, Wokingham, Berkshire RG41 4AH Tel/Fax: (0118) 978 6895 Email: derek.cann@virgin.net

ENVIRONMENTAL SERVICES

22 MAR 2004 3614

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME	Dr.G.J. Lloyd
	ADDRESS	7 Royal Oak Drive
		Pinewood
		Croethorne
	POST CODE	RG45 6LU tel 01344 762553
2	AGENT'S NAME	Derek Cann ARIBA
	ADDRESS	13 Manor Road
		Wokingham
	POST CODE	RG41 4AH tel 978 6895
3	SITE LOCATION	7 royal Oak Drive
	We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	Single storey side extension to provide
		Living room and study
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.	NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	
		Tiles and brickwork to march house
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.	NO
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	NO

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: 4	Proposed:4
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	NO	
11	CHECKLIST Please ensure that you enclose the following:-		
	(a) 6 copies of this form signed and dated	Y	
	(b) The fee (current scale of fees is attached)	£95	
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	Y	
	(ii) 1:500 scale site layout plan	Y	
	(iii) 1:100 or 1:200 scale floor plans and elevations	Y	

12 CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN & COUNTRY PLANNING ACT 1990)
Please delete either certificate A or Certificate B. If neither apply you must complete a full certificate obtainable from Environmental Services

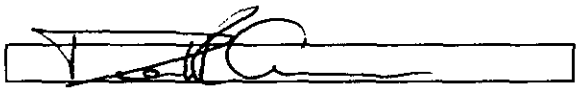
(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

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.

SIGNED  ON BEHALF OF Dr. G. J. Lloyd

DATE 20th March 01

1933

ADDRESS 7 ROYAL OAK DRIVE PARISH WOIC/WITHOUT

ORD. SHEET No. SU.8365(100)

PLOT No. 27

BUILDER AK. HOMES & GARAGE

Plan No.	Applicant	Description of Development	Date of Decision	Decision
		(HOMES LTD) O/L RES. DEV.	13.4.89	REF
32929	APPEAL LEACH PLANT	63 DWELLINGS	22.12.92	CA-CA
40123	LEACH PLANT LTD	"	16.8.93	APP NOT ISSUED CA/CA
FP 93/1678	SM LEACH LTD.	AMENDS TO 40123 DESIGN & LAYOUT	17.11.93	
41709	LEACH PLANT	VARY COND 2(a) on 32929	7.2.95	C/A
43658	"	(10 YRS. in lieu of 5)		
		DESIGN & SITING FOR		C/A
96/63710/RM	"	58 DWELLINGS (32929)	10.6.97	C/A
		64 DWELLINGS	7.4.98	C/A
97/66633/RM	BARRATT/LAING	RES. DEV. 97/66633	13.7.98	C/A
98/67469/RM	LAING (App R/M on App for	32 UNITS SW 201887	470903 20.3.98	App.
A/98/0159	BARRATT HOMES LTD (4-35)			

MINISTRY DECISION 32929 - APPEAL GRANTED - 27.9.90

SPECIAL ORDERS



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Development Control Section, Environmental Services, Wokingham District Council.

28 March 200

Scale: 1 : 1250

N
W E
S