APPLICATION NO:
F/2001/3615 ✓

LOCATION:
Bedrock Talisman Close, ~~Crowthorne~~ Elstead

APPLICANT:
Mr & Mrs Ellingworth C/O Amdega Ltd

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **27/04/2001**
28 Day Exp: 11/5/01
APPLICATION WILL HAVE EXPIRED ON:
17/05/2001

CASE OFFICER: **Natalie Brown**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

28

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Ellingworth
C/O Amdega Ltd
Faverdale
Darlington
Co Durham
DL3 OPW

Application Number: F/2001/3615

Parish: **FINCHAMPSTEAD**

Location: **Bedrock, Talisman Close, Crowthorne.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

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. Prior to the commencement of the development hereby permitted, details shall be submitted to and approved in writing by the Local Planning Authority to show details of protective measures around the trees during construction in accordance with BS 5837.

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. In the interests of the future health and amenity value of the trees.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies STV1, SBE1, SBE2 and SBE9.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WBE11.

John Mitchell

John Mitchell
Development Control Manager
Date: 29/05/2001

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.

Received by Wokingham District Council

Application No: F/2001/3615

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
Bedrock, Talisman Close, , 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 Natalie Brown 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 6492

Date: **03 April 2001**

My ref: F/2001/3615

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3615
Bedrock, Talisman Close, , Crowthorne.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3615**
Bedrock, Talisman Close, , Crowthorne.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

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

Tel: (0118) 974 6492

Date: **03 April 2001**

My ref: F/2001/3615

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/3615**
Bedrock, Talisman Close, , Crowthorne.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Charles Church Developments Ltd
Charles Church House Knoll Road
Camberley
Surrey
GU13 3TQ

Application No : 97/66551/F

Parish : FINCHAMPSTEAD PARISH

Proposal : PROPOSED ERECTION OF THREE DETACHED DWELLINGS

Location : Land R/O Niddrie/Brackens Lower Wokingham Road
Finchampstead

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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(S) :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

02
This permission relates to the application as amended by and shall be carried out in accordance with revised plans drawing numbers 696/05A, 06A and 07 submitted to the Local Planning Authority on 6 April 1998 showing revised layout and house type for plot 2.

03
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.

04
The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority.

05
No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; hard surfacing materials and proposed and existing functional services above and below ground.

06
All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season (1st November - 31st March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from

the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

07

Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

08

The tree protection fencing indicated on plan 696/06A shall be erected prior to the commencement of work on site and shall be maintained as such until completion of construction work.

09

Provision shall be made for services including cable TV pre-ducting to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

10

Construction work of any sort shall only take place within the area covered by the application between the hours of 7.00am & 7.00pm Mondays to Fridays and 7.00am to 1.30pm Saturdays and no construction work shall take place on Sundays and Bank Holidays.

11

The extended turning head as shown on the amended plan shall be constructed to adoptable standards in accordance with the Berkshire Design Guide.

12

Prior to development being occupied, the existing vehicular access to plots 9 and 3 Talisman Close shall be relocated via the extended turning head.

13

The area shown on the permitted drawings for vehicle garaging, parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

14

Bin stores shall be provided within 25 metres of the adopted public highway.

REASON(S) :

01

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

02

For the avoidance of doubt.

03

In the interests of visual amenity.

04

In the interests of residential amenity.

05

In the interests of visual amenity.

06

In the interests of visual amenity.

07

In the interests of visual amenity.

08

In the interest of the future health and amenity value of the trees.

09

In the interests of visual amenity.

10

In the interests of residential amenity.

11

In the interests of highway safety and convenience.

12

So as not to exceed a maximum of 5 no. dwellings served via a shared private drive.

13

Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

14

To provide adequate carry distance for refuse collection.

C.E. Kinimer

Date 22 May 1998

Development Control Manager

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. The applicant should contact the Building Control Section of the District Council's Environmental Services for further information.

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Charles Church Developments Ltd
Charles Church House Knoll Road
Camberley
Surrey
GU13 3TQ

Application No : 98/68050/F

Parish : FINCHAMPSTEAD PARISH

Proposal : PROPOSED ERECTION OF THREE DETACHED DWELLINGS WITH ADJOINING PARKING FACILITIES AND GARAGES

Location : Land rear of Niddrie/Brackens Lower Wokingham Road
Finchampstead

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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(S) :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

02
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.

03
The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority.

04
No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours, hard surfacing materials and proposed and existing functional services above and below ground.

05
All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season (1st November - 31st March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

25x10

06
Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).
07
The tree protection fencing indicated on plan 696/501 shall be erected prior to the commencement of work on site and shall be maintained as such until completion of construction work.
08
Provision shall be made for services including cable TV pre-ducting to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed or used in the development of the application site.
09
Construction work of any sort shall only take place within the area covered by the application between the hours of 7.00am & 7.00pm Mondays to Fridays and 7.00am to 1.30pm Saturdays and no construction work shall take place on Sundays and Bank Holidays.
10
The extended turning head as shown on the amended plan shall be constructed to adoptable standards in accordance with the Berkshire Design Guide.
11
Prior to development being occupied, the existing vehicular access to plots 9 and 3 Talisman Close shall be relocated via the extended turning head.
12
The area shown on the permitted drawings for vehicle garaging, parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.
13
Bin stores shall be provided within 25 metres of the adopted public highway.

REASON(S) :
01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
02
In the interests of visual amenity.
03
In the interests of residential amenity.
04
In the interests of visual amenity.
05
In the interests of visual amenity.
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In the interests of visual amenity.
07
In the interest of future health and amenity value of the trees.
08
In the interests of visual amenity.
09
In the interests of residential amenity.
10
In the interests of highway safety and convenience.
11
So as not to exceed a maximum of 5 no. dwellings served via a shared private drive.

25×

12
Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

13
To provide adequate carry distance for refuse collection.

C.E. Kinmer

Development Control Manager

Date 15 September 1998

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. The applicant should contact the Building Control Section of the District Council's Environmental Services for further information.

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

25×10

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/3615

Applicant : Mr & Mrs Ellingworth C/O Amdega Ltd.

Location : Bedrock, Talisman Close, , Crowthorne.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		9/4

Date of Neighbour Notifications : .....

Date of Site Visit : 9/4

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 :
Fistead PC : 24/4 ; no objection

Trees: 16/4 : Require tree survey inaccordance with BS 5837
10/5 : site meeting; nearest tree ≥ 6m from conservatory - outside min. distances stated in BS 5837 : no objection. Details need to be provided of protection measures in accordance with BS 5837.

Letters of representation :

↓

none received.

Planning Issues : ID'd seal + TPOs on site

REQUESTED ADDITIONAL TREE INFO: 1/5.
RECIEVED: 4/5; RECONSULTATION EXP: 18/5.

Application Number: F/2001/3615

Appraisal :

See attached sheet

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

Application Number F/2001/3615
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	C001	R001	full perm - SYS
(2)	C014	R014	As finishes to match
(3)			Prior to the commencement of the development hereby permitted, details shall be submitted to + approved in writing by the LPA to show details of protective measures around the trees during construction in accordance with BS 5837
			REASON: In the interests of the future health + amenity value of the trees.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: ———

SOUTH-EAST AREA LOCAL PLAN POLICIES: ST1, SBE1, SBE2, SBE9.

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1, WBE11

GREEN BELT LOCAL PLAN POLICIES: ———

BERKSHIRE STRUCTURE PLAN POLICIES: GN1

MINERALS LOCAL PLAN POLICIES: ———

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

Date: 29/5/07

RECORD OF SITE VISIT

SITE ADDRESS: Bedrock Talisman Close Crowthorne.

APPLICATION NUMBER: F/2001/3615

OFFICER: Natalie Brown

DATE OF SITE VISIT: 9/4

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on tree at front.

2. DESCRIPTION OF SURROUNDINGS

Res residential.
identified.

3. DESCRIPTION OF SITE/BUILDING

In-fill ext between existing 2s buildings.
- existing decking area where conserv. to go.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached - see plan. A PROPERTY @ rear has a conservatory.

5. SITE CONSTRAINTS

TREES trees along boundary - TPO's -

ACCESS/PARKING n/a

LEVELS —

BOUNDARY TREATMENT 1.8m fence surrounding.

OTHERS —

Application Number: F/2001/3615

Appraisal:

Development
For a single storey side extension to form a conservatory. The property was given consent in under permissions 97/6651/F and 98/68050/F. The proposed conservatory requires planning permission due to the volume of the detached garage (that lies within 5m of the dwelling) and volume of the conservatory exceeding 'permitted development' allowances.

1) Impact upon neighbouring properties
   The property is set away from all boundaries with neighbouring properties. The property is bound by 1.8m fencing and there are trees along the boundaries, most of which are covered by Tree Preservation Orders.
   The property forms an L-shape and the proposed conservatory would be an 'infill' extension, and would therefore not extend beyond the two-storey side and rear building lines. It is therefore considered that there would be no adverse effect upon neighbouring properties in terms of overlooking, overbearing, and overshadowing.

2) Impact upon the character of the streetscene
   It is considered that there would be no adverse impact upon the character of the street scene. The conservatory would be built with the existing building lines of the dwelling and would therefore be obscured from the front of the house by the house itself.

3) Impact upon the health and amenity value of the trees on site
   Further to initial comments from the landscape, receipt of further information from the agent and secondary site visit by the landscape department, there are now no objections to the proposed development. (See file for landscape consultations). However, the landscape department said that the application would need to provide details of protective measures around the trees during construction in accordance with BS 5837.

Approval: ✓ **~~Refusal:~~**

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	22 MAR 2001
Officer: NAB.	Application No. F/2001/3615

Map No. 115 Site 013
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description: (F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: BEDROCK TALISMAN CLOSE

Parish: Wok Finchampstead Wdut Ward: Finch South
3.4.01 B

Applicant: MR/MRS ELLINGWORTH

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

Enforcement Section to be notified ☐ tick if required (7)

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	Scale ? Not 1:1250		
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 : 3.4.04 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees TPOs on site ✓
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.

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 10 May 2001

Location:	Bedrock, Talisman Close, Crowthorne
Proposal:	Proposed single storey rear extension to dwelling to form conservatory.
Application Number:	F/2001/3615

In response to your consultation dated 8 May 2001 for the above application, the landscape comments are as follows:

Following a meeting I had on site today with Mrs Ellingworth to check the location of the TPO trees in relation to the proposed conservatory, the nearest tree (a young oak) will be approximately 6m from the edge of the conservatory. This is outside the minimum distances for tree protection as stated in BS 5837 and therefore I have no objection to the proposals.

The applicant will need to provide details of protective measures around the trees during construction to BS 5837, in order to prevent damage to the tree by the compaction of soil around the base of the tree through the storage of materials in the protected zone.

Catherine Brimble

Catherine Brimble
Landscape Architect

Our Ref: C3309/smr

Your Ref: F/2001/3615

AMDEGA

summerhouses

ESTABLISHED 1874

AMDEGA LIMITED
FAVERDALE
DARLINGTON
CO. DURHAM DL3 OPW

TELEPHONE: 01325 468522
FAX: 01325 489209
www.amdega.com

3 May 2001

Wokingham District Council
Natalie Brown
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1WR

PLANNING SERVICES	HPT 42984
POL	TLS
DC NB	ENF
APP	
CS	
08 MAY 2001	
COPIES TO:	ACK:
	FILE:

Dear Ms Brown

Proposed Conservatory at:

Bedrock, Talisman Close, Crowthorne, Berkshire, RG45 6JE

With reference to our telephone conversation and your fax of 1 May regarding a tree survey for the above site.

I have spoken to our clients who have advised me that the tree in question, a beech tree which would have been 4 metres from the conservatory, no longer exists. During the construction of the house our clients arranged for a gentleman call Jonathan Matthew's to visit site as they were concerned about the safety of the existing trees. It was found that the beech tree had already been damaged and an instruction was received for the tree to be felled.

Our clients have since planted a number of mature trees into the garden area, but the nearest tree to the proposed conservatory is almost 6 metres away and would not be affected by the construction of the conservatory.

I hope that the above answers the query raised by your Consultant Landscape Architect, but our clients have said that they are quite happy for him to visit the site for himself.

Should you have any queries regarding the above or should you require any further information, please do not hesitate to contact me.

Yours sincerely

Melanie Robson

Melanie Robson
Planning Co-ordinator

Date: 08 May 2001

To: Case Officer

We have received Additional Information for the following planning application:

Application Number: F/2001/3615

Location: Bedrock, Talisman Close, Crowthorne.

Proposal: Proposed single storey rear extension to dwelling to form conservatory.

Applicant: Mr & Mrs Ellingworth C/O Amdega Ltd.

Case Officer: Natalie Brown

The new plans show the following: Information requested by landscape department.

Comments are required by 18/05/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2001/365 (Planaps) / (Ludhouse) Date Rec. 4 MAY 2001

Location: Belmont, Talisman Close

Parish Fitchampstead.

Applicant:

Description of attached plans Info requested by Landscape department.

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ✓
2. NK (Env. Design)
3. XA (Highways)
4. NF (Building Control)
5. BC/DC Liaison

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 DAYS

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER NAB

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

3615

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Natalie Brown DATE: 26th April 2001 — Received 30/4/01

Location:	Bedrock, Talisman Close, Crowthorne
Proposal:	Proposed single storey rear extension to dwelling to form conservatory
Application Number:	F/2001/3615

In response to your consultation dated 3rd April 2001 for the above application, the tree and landscape comments are as follows:

The above property contains a number of trees which are protected by a Tree Preservation Order (TPO 324/1987) and which are not shown on the applicants proposal drawings. All of these trees appear to be in good condition and provide a positive contribution to the visual amenity of the area.

At its closest point the conservatory would lie approximately 4m to the nearest tree and before I can comment further the applicant should be required to produce a Tree Survey in accordance to BS 5837 : 1991 -Trees in Relation to Construction. This should accurately locate the trees in context to the existing property and proposed development.

This information is essential to enable the impact of the proposed development upon the trees to be quantified.

ROBERT PETROW
Consultant Landscape Architect

1/5 : 3.55pm
left a message to be called back.

15. (4pm) was called back + spoke to Melanie Reason + said I would fax her a copy of the comments above

ADDITIONAL INFORMATION

3615

Our Ref: C3309/smr

Your Ref: E/2001/3615

3 May 2001

AMDEGA
ESTABLISHED 1874
summerhouses

AMDEGA LIMITED
FAVERDALE
DARLINGTON
CO. DURHAM DL3 0PW

TELEPHONE: 01325 468522
FAX: 01325 489209
www.amdega.com

PLANNING DEPARTMENT
DC
APP
CS
04 MAY 2001
COPIES TO:
ACK:
FILE:

Wokingham District Council
Natalie Brown
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Brown

Proposed Conservatory at:

Bedrock, Talisman Close, Crowthorne, Berkshire, RG45 6JE

With reference to our telephone conversation and your fax of 1 May regarding a tree survey for the above site.

I have spoken to our clients who have advised me that the tree in question, a beech tree which would have been 4 metres from the conservatory, no longer exists. During the construction of the house our clients arranged for a gentleman call Jonathan Matthew's to visit site as they were concerned about the safety of the existing trees. It was found that the beech tree had already been damaged and an instruction was received for the tree to be felled.

Our clients have since planted a number of mature trees into the garden area, but the nearest tree to the proposed conservatory is almost 6 metres away and would not be affected by the construction of the conservatory.

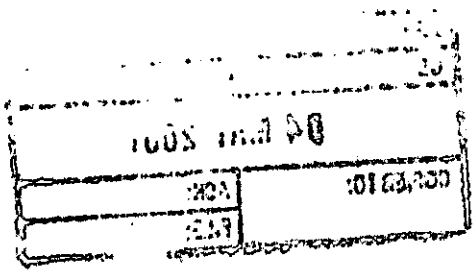
I hope that the above answers the query raised by your Consultant Landscape Architect, but our clients have said that they are quite happy for him to visit the site for himself.

Should you have any queries regarding the above or should you require any further information, please do not hesitate to contact me.

Yours sincerely

Melanie Robson

Melanie Robson
Planning Co-ordinator



ADDITIONAL INFORMATION

3615

04 MAY 2001
NB.

conservatories

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summerhouses

AMDEGA LIMITED
FAVERDALE
DARLINGTON
CO. DURHAM DL3 OPW

TELEPHONE: 01325 468522
FAX: 01325 489209
www.amdega.com

Our Ref: C3309/smr

Your Ref: F/2001/3615

4 May 2001

Wokingham District Council
Natalie Brown
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1WR

PLANNING SERVICE 42940
POL
DC
APP
CS
04 MAY 2001
COPIES TO:
ACK:
FILE:

Dear Ms Brown

Proposed Conservatory at:

Bedrock, Talisman Close, Crowthorne, Berkshire, RG45 6JE

With reference to my fax of yesterday regarding the tree situation at the above site.

Please find attached a copy of the letter sent to our clients from Jonathan Matthew's confirming that beech tree that was originally on the site would need to be felled.

4/5 Phoned 2.10pm to say letter not attached. She will fax it.

I trust that the information supplied answers any queries, but should you require any further information please do not hesitate to contact me.

Yours sincerely

Melanie Robson

Melanie Robson
Planning Co-ordinator

C3309

Tel. 0118 9746767 (Direct Line)
Fax. 0118 9746484
Email.jon.matthews@wokingham.gov.uk

Date. June 16, 1999

My ref. JM/TPO932/1998

Your ref.

3615

Mrs J Ellingworth
9 The Red Robins
Heathway
Ascot
Berkshire
SL5 8NX

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

Dear Mrs Ellingworth

TREE PRESERVATION ORDER NO: TPO 324/1997
PLOT 2 – TALISMAN CLOSE, CROWTHORNE

With reference to your application of 1 June and our meeting of 7 June 1999, the District Council consents to the following works being carried out to the trees included in the above-mentioned order.

Please refer to attached plan.

- T1 – Beech. Fell tree with damaged root system to ground level.

The consent is granted subject to the following conditions...

1. The work must be carried out in accordance with British Standard 3998:1989 'Recommendations for tree work'.
2. The above-specified works must be completed before 30 June 2000 and in the event of works not being completed by that date, further consent will be required.
3. That a replacement tree of appropriate size and species is planted within the next planting season. The replacement tree must be planted by 31 March 2001.

Reasons for conditions 1-3....

1. To maintain the health and visual amenity of the tree(s)
2. To ensure continued tree cover in the area.
3. To allow a further inspection of the tree to be carried out to assess what work may be most appropriate at that time
4. To ensure that our records remain accurate.

FAX COVER SHEET

TO: Melanie Robson

FROM: Natalie Brown

DESTINATION FAX No: 01325 349 541

DATE: 1/5/01

TIME: 4pm

SUBJECT: Tree Survey - Bedrock, Talisman close
Application: F/2001/3615

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 2

Please find attached comments from our landscape department.
If it is at all possible, please could you get the revised drawing back to me by this friday for reconsultation as I will be on leave from 8/5/01 – 23/5/01

Environmental Services Department, P.O Box 157, Civic Offices, Shute End, Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

* * * COMMUNICATION RESULT REPORT (1.MAY.2001 16:10) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
308	MEMORY TX		901325349541	OK	P. 2/2

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Natalie Brown DATE: 26th April 2001 — Received 30/4/01

Location:	Bedrock, Talisman Close, Crowthorne
Proposal:	Proposed single storey rear extension to dwelling to form conservatory
Application Number:	F/2001/3615

In response to your consultation dated 3rd April 2001 for the above application, the tree and landscape comments are as follows:

The above property contains a number of trees which are protected by a Tree Preservation Order (TPO 324/1987) and which are not shown on the applicants proposal drawings. All of these trees appear to be in good condition and provide a positive contribution to the visual amenity of the area.

At its closest point the conservatory would lie approximately 4m to the nearest tree and before I can comment further the applicant should be required to produce a Tree Survey in accordance to BS 5837 : 1991 -Trees in Relation to Construction. This should accurately locate the trees in context to the existing property and proposed development.

This information is essential to enable the impact of the proposed development upon the trees to be quantified.

ROBERT PETROW
Consultant Landscape Architect

1/5 : 3.55pm
left a message to be called back.

1/5: (4pm) was called back + spoke to Melanie Robson + said I would fax her a copy of the comments above

RP

11 APR 2001

To:
Neil Etherington
Senior Arboricultural Officer

From: Natalie Brown

Date: 03 April 2001

Application Number: F/2001/3615

Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Site Address:
Bedrock, Talisman Close, , Crowthorne.

11.

Applicant:
Mr & Mrs Ellingworth C/O Amdega Ltd.

Your observations are required in respect of this application within **7 days** of the above date.

TPO 324/1987.

Trees in rear garden
Check and ensure

FROM: Natalie Brown

DATE: 03 April 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/3615

Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Site Address: Bedrock, Talisman Close, , Crowthorne.

Applicant: Mr & Mrs Ellingworth C/O Amdega Ltd.

Your observations are required in respect of this application **by 27/04/2001** .

The Parish Council has no objections to this application.

SIGNED: C.S. Clerk

DATE: 24/04/01.

Clerk To Finchampstead Parish/Town Council.

22.MAR2001* 3615
26 MAR 2001

conservatories **AMDEGA** *summerhouses*

ESTABLISHED 1874

AMDEGA LIMITED
FAVERDALE
DARLINGTON
CO. DURHAM DL3 0PW

TELEPHONE: 01325 468522
FAX: 01325 489209
www.amdega.com

Our Ref: C3309/smr

22 March 2001

Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG11 1WR

Dear Sirs

Proposed Conservatory at:

Bedrock, Talisman Close, Crowthorne, Berkshire, RG45 6JE

We recently submitted a planning application, dated 20 March, for permission to erect a conservatory at the above property.

Unfortunately the site location plans and block plans supplied as part of our application are incorrect and therefore enclosed are copies of the amended plans which have been revised to show the correct details.

I apologise for our error and would request that you contact me should you have any queries regarding the above or with our application in general.

Yours sincerely

Melanie Robson

Melanie Robson
Planning Co-ordinator

PLANNING SERVICES	HPT
POL	TLS
DC	EDF
APP	
CS	
28 MAR 2001	
COPIES TO:	ACK:
	FILE:

22 MAR 2001 * 3615

conservatories AMDEGA summerhouses

ESTABLISHED 1874

AMDEGA LIMITED
FAVERDALE
DARLINGTON
CO. DURHAM DL3 0PW
TELEPHONE: 01325 468522
FAX: 01325 489209
www.amdega.com

Our ref: C3309 / PL/C/1

20 March 01

Wokingham District Council
District Planning Officer
PO box 157
Council Offices
Shute End
Wokingham
Berkshire
RG11 1WR

Dear Sirs

Proposed Conservatory at:

Bedrock Talisman Close Crowthorne Berkshire RG45 6JE

Please find enclosed six copies of drawing no C3309 and six copies of the completed planning application forms together with location plans, block plans and cheque to the value of £95.00 to cover the cost of the application fee.

Please could you inform us of any delays as soon as possible and should you require any additional information, please do not hesitate to contact the undersigned quoting our reference number on all communication.

Yours sincerely,

Melanie Robson

Melanie Robson
Planning Co-ordinator

E-mail: clive.richmond@amdega.co.uk

Environmental Services

For office use only. Application number:

22.MAR2001 * 3615

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 & MRS ELLINGWORTH
	Address and postcode	BEDLOCK TALISMAN CLOSE CLAYTHORNE BERKSHIRE. RG45 6JE
	Phone number	(01344) 751 430
	Agent's Name	OMEGA LTD (Melanie Robson)
	Address and postcode	LAVERDALE DARLINGTON CO. DURHAM DL3 0PW
	Phone number	(01325) 349 551 FAX: 01325 349541
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.	BEDLOCK TALISMAN CLOSE CLAYTHORNE BERKSHIRE RG45 6JE
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECTION OF A SINGLE STOREY REAR CONSERVATORY

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.	GLOSS PAINTED TIMBER FRAMES WITH DOUBLE GLAZED PANELS, UPVC DWARF WALL 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:	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.		
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: M Robson

on behalf of Mr & Mrs Ellsworth

Date 20/3/01

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

1933

BEDROCK

~~BALLYNINTA~~ TALISMAN CLOSE

ADDRESS **PARISH** FINCHAMPSTEAD

PLOT No. 2 **ORD. SHEET No.** SW-8163 (115)

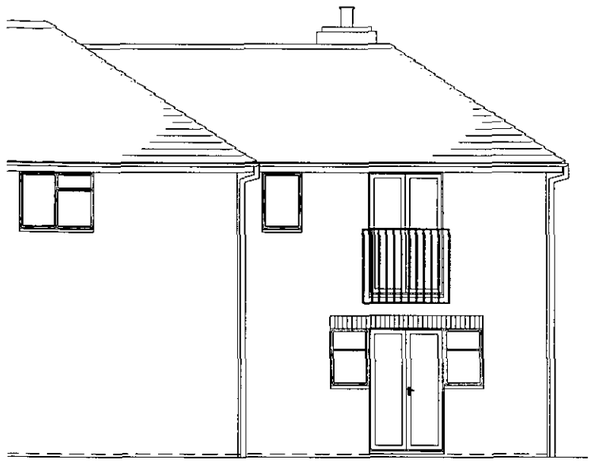
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/66551/F	CHARLES CHURCH	DET. HOUSE & GARAGE	22.5.98	C/A
98/68050/F	"	"	15.9.98	C/A
98/68077	"	Non-ill sales board	30.9.98	C/A

MINISTRY DECISION

SPECIAL ORDERS TPO 932/98

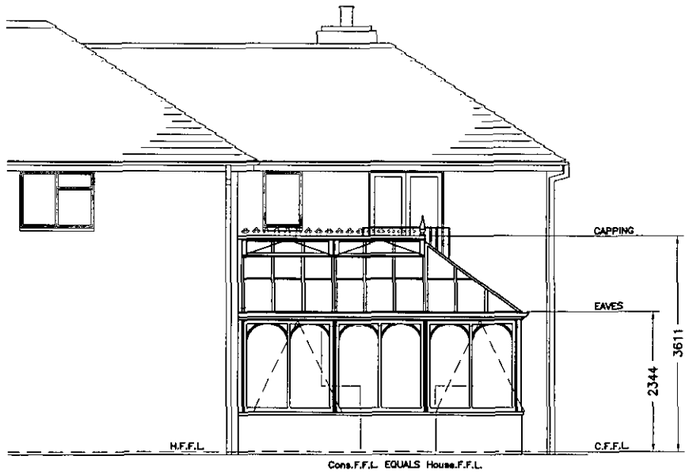
THIS IS NOT A WORKING DRAWING.



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

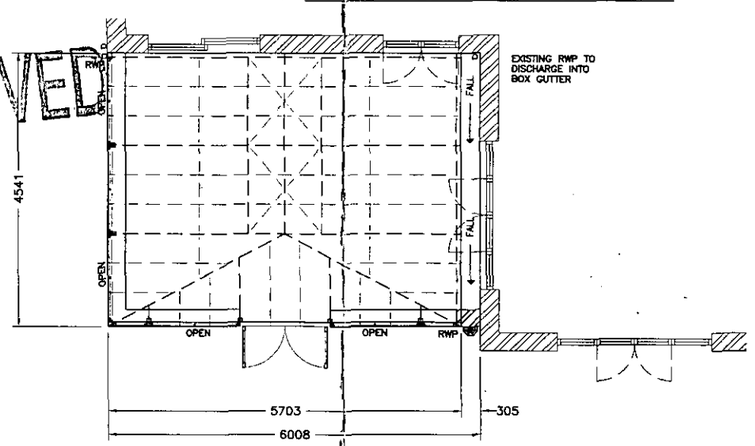


PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

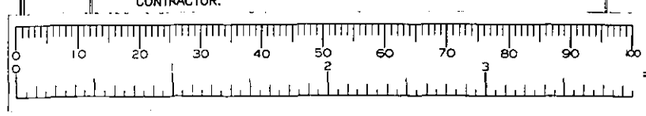
APPROVED



PROPOSED PLAN at GROUND LEVEL

GENERAL SPECIFICATION :

- CONSERVATORY CONSTRUCTED PRIMARILY FROM IMPORTED CANADIAN WESTERN RED CEDARWOOD.
- DOUBLE GLAZED UNITS THROUGHOUT COMPRISING 2 x 4mm CLEAR TOUGHENED WITH 6mm AIRSPACE.
- PRIMED AND FACTORY PART PAINTED HOSTA GREEN
- ALUMINIUM 'OGEE' GUTTER AND RAINWATER PIPES, COLOUR COATED TO MATCH.
- ALL BUILDING WORKS, BASEWALL, FOUNDATIONS, ETC. BY OTHERS.
- ALL ASSOCIATED LEADWORK, FLASHINGS, ETC. BY SPECIALIST CONTRACTOR.



Approval of Planning Drawing

contract:.....

Signed:.....

Date:...../...../.....

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22 MAR 2001 ★ 3615

BUILDING NOTES

1. ALL SIZES ON THIS DRAWING ARE BASED UPON THE ASSUMPTION THAT THE ABUTTING WALL IS BOTH PLUMB AND SQUARE, IF THESE CONDITIONS DO NOT APPLY CORRECTION MUST BE MADE BY –
   - PACKING AND FILLING
   - ADJUSTING BASEWORK TO THE REVISED DATUM POINT
2. ENSURE WHEN SETTING OUT CONSERVATORY FFL THAT EXISTING DOORS AND WINDOWS ARE NOT OBSTRUCTED BY CONSERVATORY COMPONENTS
3. WHERE A SLOPING ROOF IS ABOVE THE CONSERVATORY, WE RECOMMEND THAT SNOW GUARDS SHOULD BE FITTED TO THE EAVES OF THE EXISTING BUILDING.

IF IN DOUBT PLEASE CONTACT AMDEGA IMMEDIATELY

DATE	REVISION	REF
		D
		C
		B
		A

CONTRACT :

AT BEDROCK
TALISMAN CLOSE
CROWTHORNE
BERKSHIRE

FOR

CLIENT

MR & MRS P & J ELLINGWORTH

DRAWING TITLE

PROPOSED DOUBLE GLAZED CONSERVATORY

AMDEGA
Conservatories
FAVERDALE INDUSTRIAL EST
DARLINGTON
Co DURHAM DL3 OPW
Telephone (01325) 468522
INTERNATIONAL DIVISION:
Fax No : (01325) 349547

DRAWN BY:	SCALE:	
R.BLACK	1 : 100	
CHECKED:	DRAWING NO:	REV
DATE: 7.3.01	P C 3 3 0 9	

APPROVED

MAR 2001 * 3615

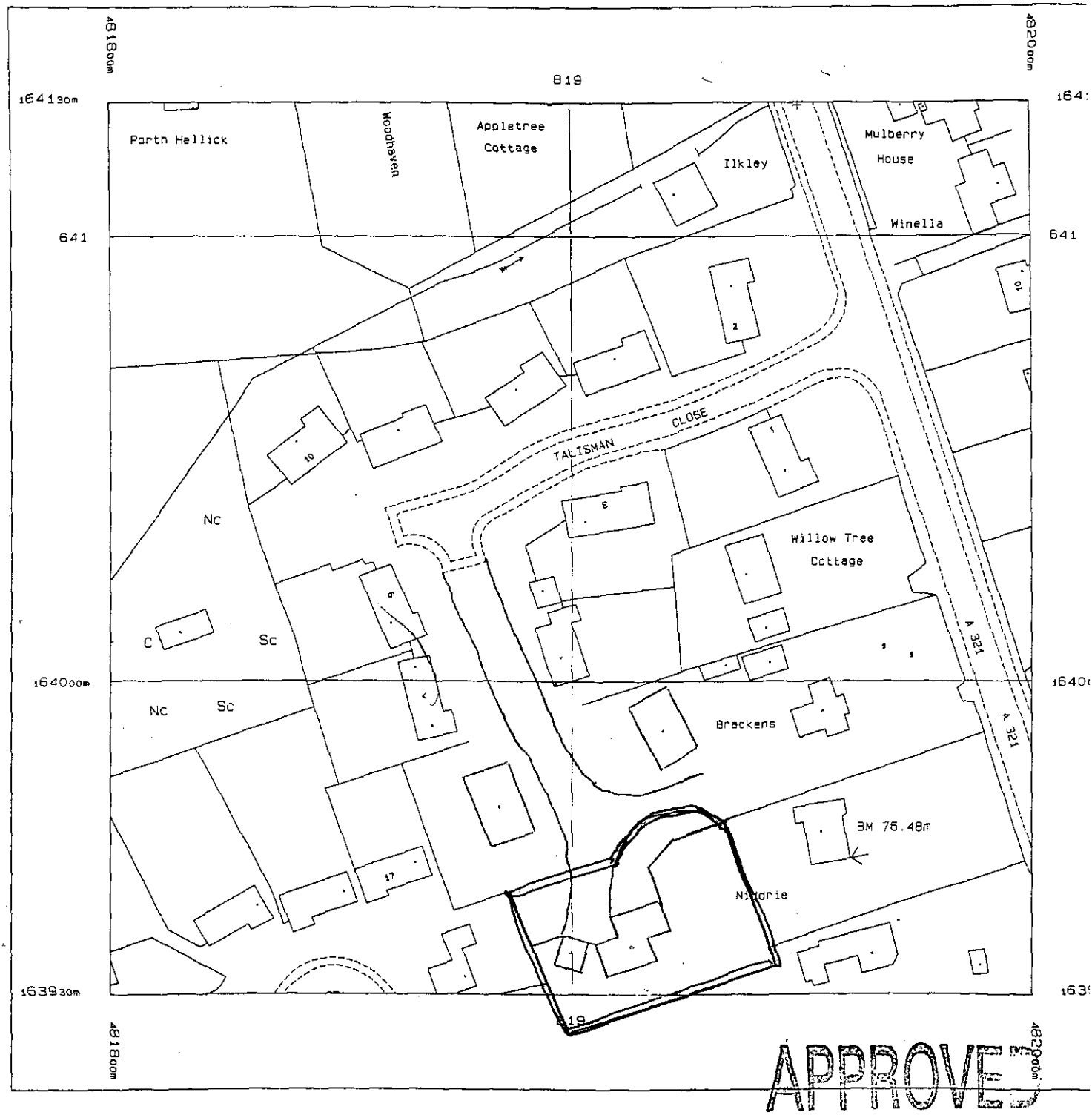
Ordnance Survey®

Superplan®

22 MAR 2001 ★ 3615

Planning Extract

Site-centre



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1: 1250

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National Grid sheet reference at centre of this Superplan: SU8164

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Development Control Section, Environmental Services, Wokingham District Council.

28 March 20

Scale: 1 : 1250

N W E S

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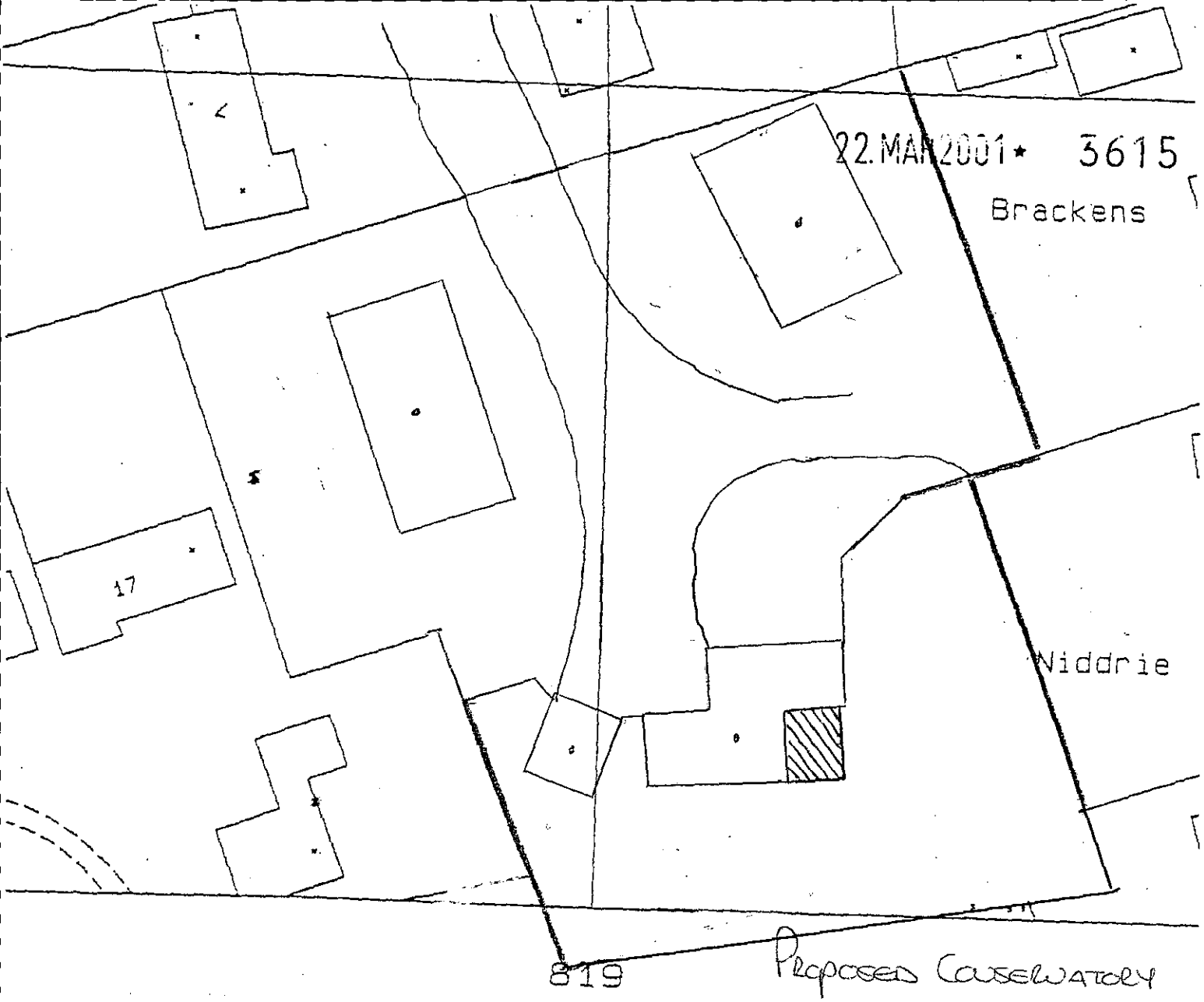

SCALE - 1:500

APPROVED

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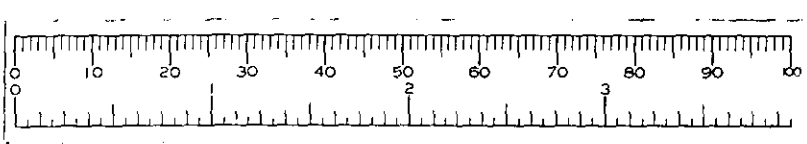

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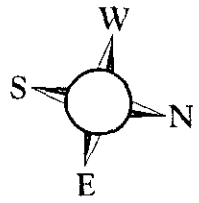
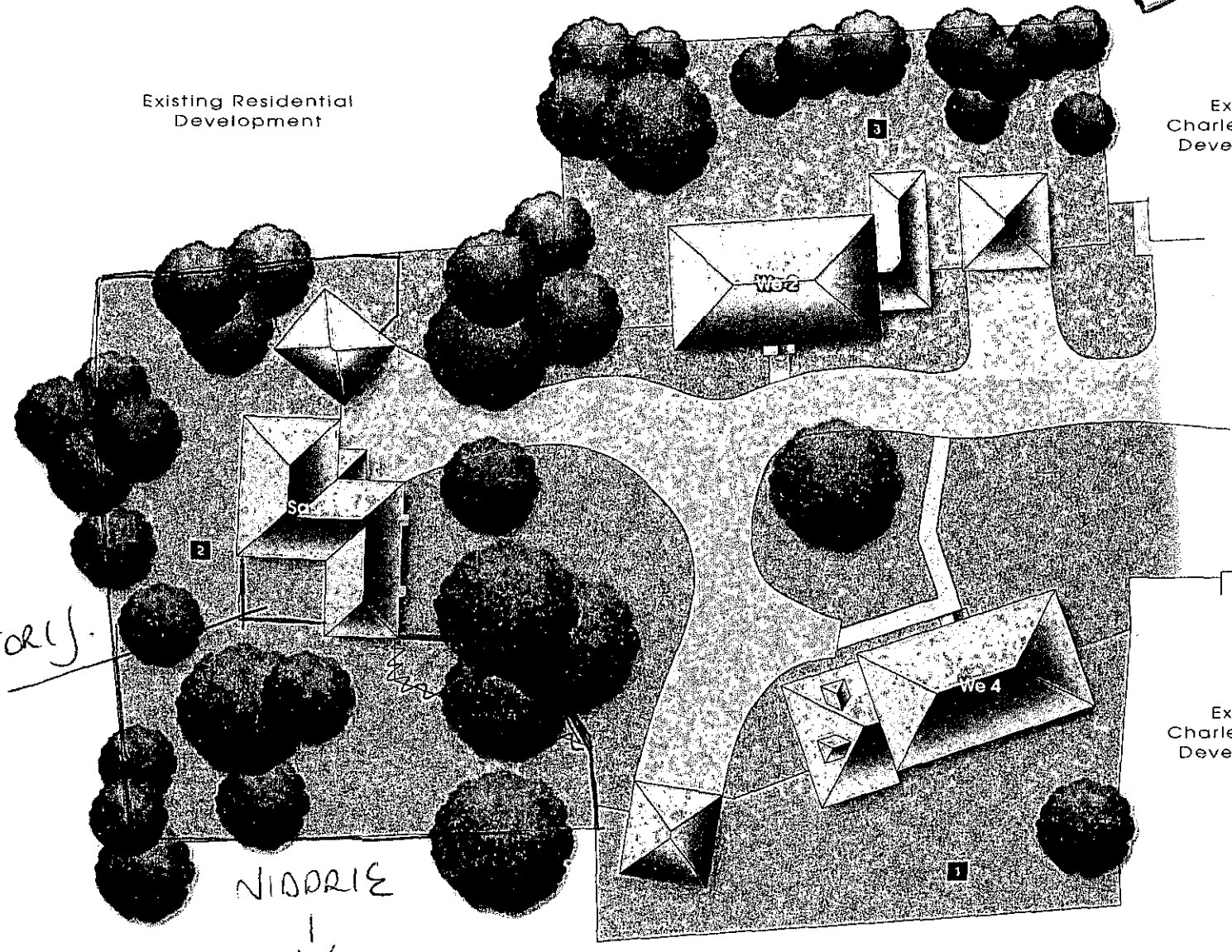
RECEIVED
12 MAR 2001

CHARLES CHURCH



Existing Residential Development

Existing Charles Church Development



ABERDEEN

CONSERVATORY

NIDDRIE

Existing Charles Church Development

22.MAR 01 * 3615

We 2 – Wessex 2
We 4 – Wessex 4
Sa – Sandhurst

This site plan is for illustration purposes only and does not constitute any part of a contract.