APPLICATION NO:
F/2000/0580

LOCATION:
37 The Avenue, Crowthorne.

APPLICANT:
Mr & Mrs P Norris C/O Abracad

PROPOSAL:
Proposed pitched roof on existing garage.

EARLIEST DATE FOR DECISION: **13/03/2000**

APPLICATION EXPIRY DATE: **10/04/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs P Norris
C/O Abracad
The Atrium
Broad Lane
Bracknell
Berkshire
RG12 9BX

Application Number: F/2000/0580

Parish: **WOKINGHAM WITHOUT**

Location: **37, The Avenue, Crowthorne.**

Proposal: **Proposed pitched roof on existing garage.**

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

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

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

Informative

1. 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 and roof 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.

Head of Planning and Transportation
Date: 10 April 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.

Received by Wokingham District Council

Application No: F/2000/0580

Proposal:
Proposed pitched roof on existing garage.

Location:
37 , The Avenue, , 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)

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 13/03/2000. 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

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0580	NB
BUILDING CONTROL NUMBER.	A/2002/3615 South	
~~APPLICANT~~/AGENT	Mahmood	
ADDRESS OF SITE	37 The Avenue Courtlane WOK. WITHOUT.	
DESCRIPTION OF PROPOSED WORK	pitched roof to existing garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	NOR/04	NOR/04
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/4/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	29/10/02	

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 : Natalie Brown

Application Number : F/2000/0580

Applicant : Mr & Mrs P Norris C/O Abracad.

Location : 37, The Avenue, , Crowthorne.
Proposal : Proposed pitched roof on existing garage.

Site Notice Displayed ? :	YES	NO	DATE
		✓	24/2.

Date of Neighbour Notifications : Yes: 15/3 Nos 35 + 39 The Avenue. (some neighbour notifications as part of mail-out).

Date of Site Visit : 24/2/2000

Date Registered : 14/02/2000

Earliest Date for Decision : 13/03/2000

Latest Consultation Date/Site Notice Expiry Date : 13/03/2000

Application Expiry Date: 10/04/2000

Consultation Responses :

WOK WLOW PC: min receive comments by 14/3, clerk to PC phoned 8/3
15/3: "No objections" approval

Highways: 7/3/2000: NO conditions

Neighbours/SN: none received. (By 24/3)

Planning Issues : (10'd set)

① Impact upon neighbouring properties } SBE1 & SBE2.
② Impact upon the street scene. } WBE1
③ Impact upon highway safety

Application Number: F/2000/0580

Appraisal :

① Impact upon neighbouring properties.
The proposed development is for a pitched roof over the existing flat roof on garage.
The garage is joined to the Right Hand side (as viewed from the road) of the dwelling
Current flat roof - height 2.2m.
Proposed height mono-pitched roof; 2.2m eaves & 4.8m to ridge.
The roof will cover the area of the existing garage (9.3m length x 2.6m width).
- The garage is along the boundary with N° 35 - (informative added for no encroachment) and N° 35 is set app 3.5m from the boundary.
- In front of garage, there is 1.8m hedging with N° 35 and a low wall/holly bush hedging with the road - with access to the property
- The proposed dwelling will not cause any overlooking or overshadowing nor be overbearing (the pitch of the roof takes the massing away from N° 35 ∴ no detrimental impact.

② Impact upon the street scene.
The pitched roof will enhance the property & be an improvement over the existing flat roof.
materials will match those of the main dwelling
∴ no detrimental impact to the street scene.

③ Impact to highway safety.
Parking arrangements will not be affected by the proposal.
The highways dept have no objections, therefore there will be no detrimental impact to highway safety.

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

Application Number F/2000/0580
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	SC01	SR02	
(2)	SC53	SR12	INS: WORK
	IN06		

RECORD OF SITE VISIT

SITE ADDRESS: 37 The Avenue Crowthorne.

APPLICATION NUMBER: F/2000/0580

OFFICER: Natalie Brown

DATE OF SITE VISIT: 21/2/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? No.

2. DESCRIPTION OF SURROUNDINGS

Residential, bungalows (some with dormer extns) mixed designs.

3. DESCRIPTION OF SITE/BUILDING

Gable end existing, with garage adj to. Garage of No 37 on boundary with No 35.

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 35 is set back from boundary

(Nos 35 + 39 flat roof garages).

5. SITE CONSTRAINTS

TREES ✓

ACCESS/PARKING Garage space (& parking for 3 cars?)

LEVELS ✓

BOUNDARY TREATMENT 1.8m hedging with No 35.

OTHERS Low wall / holly bush hedging at front with gap for entrance to property ✓

Tel: (0118) 974 6492

Date: 4/4/2000

My ref: F/2000/0580

CONFIDENTIAL

Councillor A 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/2000/0580
37 , The Avenue, , Crowthorne.
Proposed pitched roof on existing garage.

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 14/4/2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/0580**
37 , The Avenue, , Crowthorne.
Proposed pitched roof on existing garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Ross

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

Tel: (0118) 974 6492

Date: 4/4/2000

My ref: F/2000/0580

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

CONFIDENTIAL

Councillor P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

Dear Councillor

Application Number: F/2000/0580
37, The Avenue, , Crowthorne.
Proposed pitched roof on existing garage..

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

Tel: (0118) 974 6492

Date: 4/4/2000

My ref: F/2000/0580

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

CONFIDENTIAL

Councillor P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

Dear Councillor

Application Number: F/2000/0580
37, The Avenue, , Crowthorne.
Proposed pitched roof on existing garage..

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492.** If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

14.FEB.2000* 0580

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	14 FEB 2000
Officer: NAB	Application No. F/2000/0580

Map No. 168/[redacted] Site 0.12

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED PITCHED ROOF ON EXISTING GARAGE

Location: 37 THE AVENUE

Parish: WOK W|OUT Ward: Wok W|Out 18.2.2000

Applicant: MR|MRS NORRIS

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 : 18.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

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

NEIGHBOURS: S/N + 64 & 66 New Wokingham Rd. ✓

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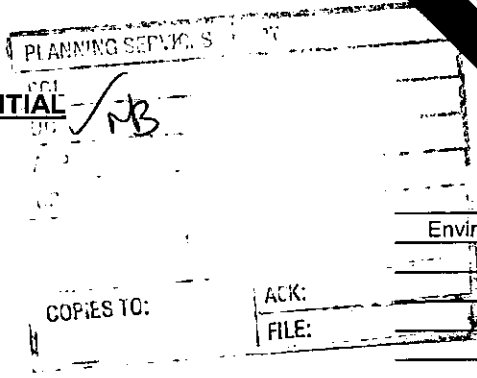
Tel: (0118) 974 6492

Date: 4/4/2000

My ref: F/2000/0580



CONFIDENTIAL - NB

Councillor A Ross
By The Stream
Soldiers Rise
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RG40 3NE

Environmental Services Department
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P.O. Box 157
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Dear Councillor

Application Number: F/2000/0580
37 , The Avenue, , Crowthorne.
Proposed pitched roof on existing garage.

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 14/4/2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: ***F/2000/0580***
37 , The Avenue, , Crowthorne.
Proposed pitched roof on existing garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: 5.4.00

Councillor A Ross

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

FROM Natalie Brown

DATE 13 February 2000

WOKINGHAM WITHOUT PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
15 MAR 2000	
COPIES TO:	ACK:
	FILE:

Application Number: F/2000/0580

Proposal: Proposed pitched roof on existing garage..

Site Address: 37 , The Avenue, , Crowthorne.

Applicant: Mr & Mrs P Norris C/O Abracad.

Your observations are required in respect of this application **by 13/03/2000** .

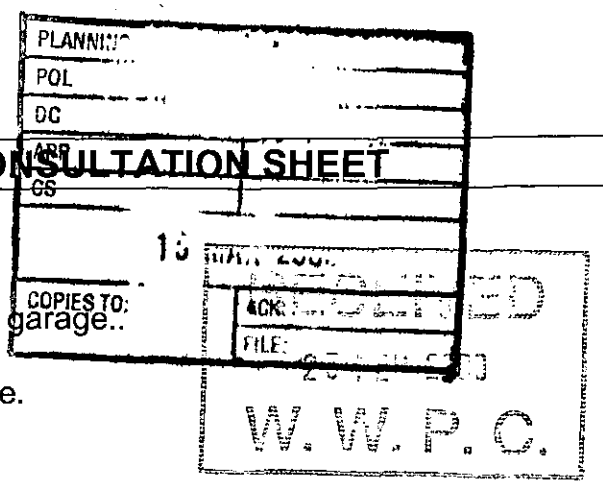
No objections

SIGNED Sue Barnett DATE: 14-3-2000

CLERK TO

FROM: Natalie Brown

DATE: 18 February 2000



WOKINGHAM WITHOUT PARISH CONSULTATION SHEET

Application Number: F/2000/0580

Proposal: Proposed pitched roof on existing garage..

Site Address: 37 , The Avenue, , Crowthorne.

Applicant: Mr & Mrs P Norris C/O Abracad.

Your observations are required in respect of this application **by 13/03/2000** .

No objections

SIGNED: _____ DATE: 14-3-2000

CLERK TO

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 18 February 2000

Application Number: F/2000/0580

Proposal: Proposed pitched roof on existing garage..

Site Address:
37 , The Avenue, , Crowthorne.

Applicant:
Mr & Mrs P Norris C/O Abracad.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: N.S. Trotter **Print name:** N TROTTER

2-3-00

OLD STABLES
ADDRESS 37 The Avenue

PARISH Wok/Without

PLOT No.

ORD. SHEET No. SU. 8364 (10

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
28/58	MR G J CARRUTHERS	Detached house + garage	14 3 58	APP APP
R/445/69	MR E Y C SMITH	Extensions	27 11 69	APP APP
31116	MRS A. WARREN	1 room P/time CHIR. SURGERY	4.8.88	31.8
34250	MR & MRS D. WARREN	2/ST. ELTS. & S/ST. ELT.	12.12.89/3.1.90	CLR
34610	"		11-01-90	W/
BRA8456	"	EQUIPMENT ROOM	26.2.90 13.90	~~REL~~ APP
99/692541F	Mr & Mrs P. Norris.	f/sl/side extn + single + 2/st/rear extensions.	27/4/99	C
FP99/8731	"	2/St/R + Garage exts + Int. Alts.	20/5/99	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1959/a

14.FEB.2000* 0580

HOUSEHOLDER PLANNING APPLICATION

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 (0118) 9778763.

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, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS P. NORRIS
	ADDRESS	37 THE AVENUE,
		CROWTHORNE, BERKS.,
	POST CODE	RG45 6PB Tel. No. 01344 761225
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ABRACAD
	ADDRESS	THE ATRIUM,
		BROAD LANE,
		BRACKNELL, BERKS.,
	POST CODE	RG12 9BX Tel. No. 01344 481047
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	37 THE AVENUE,
		CROWTHORNE
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	PITCHED ROOF ON
		EXISTING GARAGE.

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

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — PLAIN TILES TO MATCH HOUSE

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? (YES)/NO (No change)
Please show details of the existing access and any proposed changes on the plans.

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? YES (NO)
If YES, please show the route and any proposed alternative on the plans.

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) £95-00
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. (1:1250) ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings (1:200) ✓
(iii) 1:100 or 1:200 scale floor plans and elevations (1:50 & 1:100) ✓

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 Alistair Lloyd. ON BEHALF OF Mr & Mrs P. Norris

DATE 4/2/2000

Ordnance Survey®

Superplan

Planning Extract - 1

14.FEB.2000* 0580

Site-centred



APPROVED

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National Grid sheet reference at centre of this Superplan: SU8364NW

Scale 1: 1250

This Superplan product does not contain all recorded map information.

Centre Coordinates: 483466 164519
Supplied by: Blackwell's Reading
Serial Number: 09789



Site Plan, Scale: 1 to 1250

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Date: 17 February 2000