APPLICATION NO:
F/2002/5841

LOCATION:
31 Oleander Close, Crowthorne.

APPLICANT:
Mr Lanigan C/O Thames Valley Windows

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

EARLIEST DATE FOR DECISION: **09/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
04/04/2002

LIST NG EXP - 13/3

CASE OFFICER: **Louise Smith**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Lanigan
C/O Thames Valley Windows
Unit 44
Longshot Lane
Bracknell
Berks
RG42 1RL

Application Number: F/2002/5841

Parish: **WOKINGHAM WITHOUT**

Location: **31, Oleander 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.

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. 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 Policies LD3 and EN1.
South East Area Local Plan Policies SBE2, SBE1 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 15/03/2002

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 : Louise Smith

Application Number : F/2002/5841

Applicant : Mr Lanigan C/O Thames Valley Windows.

Location : 31, Oleander Close, , Crowthorne.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		20/2

Date of Neighbour Notifications : .....

Date of Site Visit : 18/2/2.....

Date Registered : 07/02/2002

Earliest Date for Decision : 09/03/2002

Latest Consultation Date/Site Notice Expiry Date : 09/03/2002

This application will have expired on: 04/04/2002. 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 :
Parish Council - no ~~object~~ comment.

Planning Issues :
Identified Settlement
Impact on Neighbours
Impact on Street scene.

Application Number: F/2002/5841 - 31 Oleander Close
Appraisal

Development
the site is a two storey detached dwelling, situated within the identified settlement of Crowthorne.

The application proposes a single storey rear extension to form conservatory. It would project 3m to the rear and measure 4.8m in width. The conservatory would incorporate a pitched roof, 2.3m to the eaves and 3.5m to the ridge.

1) Impact upon Neighbouring Properties
No overlooking is predicted onto No 30 as the steeply pitched garage adds massing to the boundary. With regard to No 9 Greenfield Way, there would be minimal overlooking due to eaves height being only 0.3m above the boundary fence. Furthermore, the conservatory would project no more overlooking than is already present between these two neighbours.

Due to its height and light weight structure, the conservatory is not considered to have any adverse impacts in terms of overshadowing or being overbearing.

2) Impact upon the Character of the Area
The development would be well screened to the rear of the property and as such is not felt to detract from the character of the area. Furthermore, similar conservatories can be found at No's 20 and 23 Oleander Close.

Approved ✓ **~~Refused~~**

Application Number F/2002/5841
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

No 20 - rear conservatory brown wood.
+23.

RECORD OF SITE VISIT

SITE ADDRESS: 31 Oleander Close Crowthorne.

APPLICATION NUMBER: F/2002/5841

OFFICER: Louise Smith

DATE OF SITE VISIT: 18/2/2

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS
Residential cul-de-sac - detached 2 storey dwellings - + detached gges red brick, grey roof tile several styles of uniform housing.

3. DESCRIPTION OF SITE/BUILDING
set in line with front of neighbours gge (30) + same level as 9 Greenfield Way
steeply pitched - double length gge

4. RELATIONSHIP TO ADJOINING PROPERTIES
front open plan no boundary treatment
rear gdn - 1.8m as fence.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING N/A

LEVELS Same

BOUNDARY TREATMENT as above.

OTHERS side elevation 1st floor windows in No 31 overlook No 9. Greenfield Way

Overlooking No 6 ?

Similar Conservatories

Wokingham Without Parish Council Consultation Sheet

Officer	Louise Smith
No	F 2002 5841
Proposal	single storey rear extension to dwelling to form conservatory.
Site	31 Oleander Close, Crowthorne.

PLANNING ... | ...
POL | ...
DC | SNF
APP
CS

05 MAR 2002

COPIES TO | ACK:
FILE:

Committee's Comments

no comments

Signed :
Clerk to Wokingham Without Parish Council

05 March 2002

Received by Wokingham District Council

Application No: F/2002/5841

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

Location:
31, Oleander 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5841 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/03/2002. 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 be possible for an individual reply to be issued 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

13 February 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5841
CASE OFFICER: Louise Smith

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

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

Tel: (0118) 974 6463

Date: **13 February 2002**

My ref: F/2002/5841

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2002/5841
31, Oleander 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 **Louise Smith** on **(0118) 974 6463**.

Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/5841**
31, Oleander 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 Helliar-Symons

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

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

Tel: (0118) 974 6463

Date: **13 February 2002**

My ref: F/2002/5841

WOKINGHAM UNITARY
Aiming for Excellence

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
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Louise Smith

Development Control Officer

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Case officer: **Louise Smith** Application Number: **F/2002/5841**
31, Oleander 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 Lewis

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

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

Tel: (0118) 974 6463

Date: **13 February 2002**

My ref: F/2002/5841

WOKINGHAM UNITARY
Aiming for Excellence

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
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Yours faithfully,

Louise Smith

Development Control Officer

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/5841**
31, Oleander 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 Ross

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

Application Number : F/2002/5841	Map No : 100
Case Officer : LS	Site Area : 0.03
Valid Date : 7/02/02	Received Date: 07/02/2002

Level : Delegated Application

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

Location : 31, Oleander Close, , Crowthorne.

Parish : WT Ward : WOK

Applicant : Mr Lanigan C/O Thames Valley Windows.

Fee Required: £95 Fee Received: £95 (3)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N - See map.

.....

No pre-apps

5841

Environmental Services

For office use only. Application number: 07 FEB 2002 5841

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	KANIGAN
	Address and postcode	31 OLEANDER CLOSE CROWTHORNE BERKS RG45 6TV
	Phone number	01344 762538
	Agent's Name	THAMES VALLEY WINDOWS.
	Address and postcode	UNIT 44 LONGSHOT LANE BRACKNUL BERKS RG42 1RL.
	Phone number	01344 869400
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE.
4	Give brief details of the proposal for example, two storey side extension. About the application	WOODGRAIN UPVC LEAN TO.
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.	WOODGRAIN UPVC LEAN TO. BRONZE POLYCARBONATE ROOF BRICKWORK 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: Lily Stapley

on behalf of MR & MRS B LANIGAN

Date 6-2-02

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

1764

ADDRESS 31 Oleander Close

PARISH Wok/Without

PLOT No. 100 II

ORD. SHEET No. SU. 8365 100

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19036	LAING	O/L	22·9·83	C/A
26350	"	DET. HOUSE & GARAGE	30·10·86	C/A
~~[illegible]~~ 27619	"	"	16·4·87	C/A
BRA 2293	"	"	18·12·86	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 245/83 PD Eng - Ms. Stephens - Conservatory - (4) - 25/1/02

DRAINAGE

07.FEB.2002* 5841



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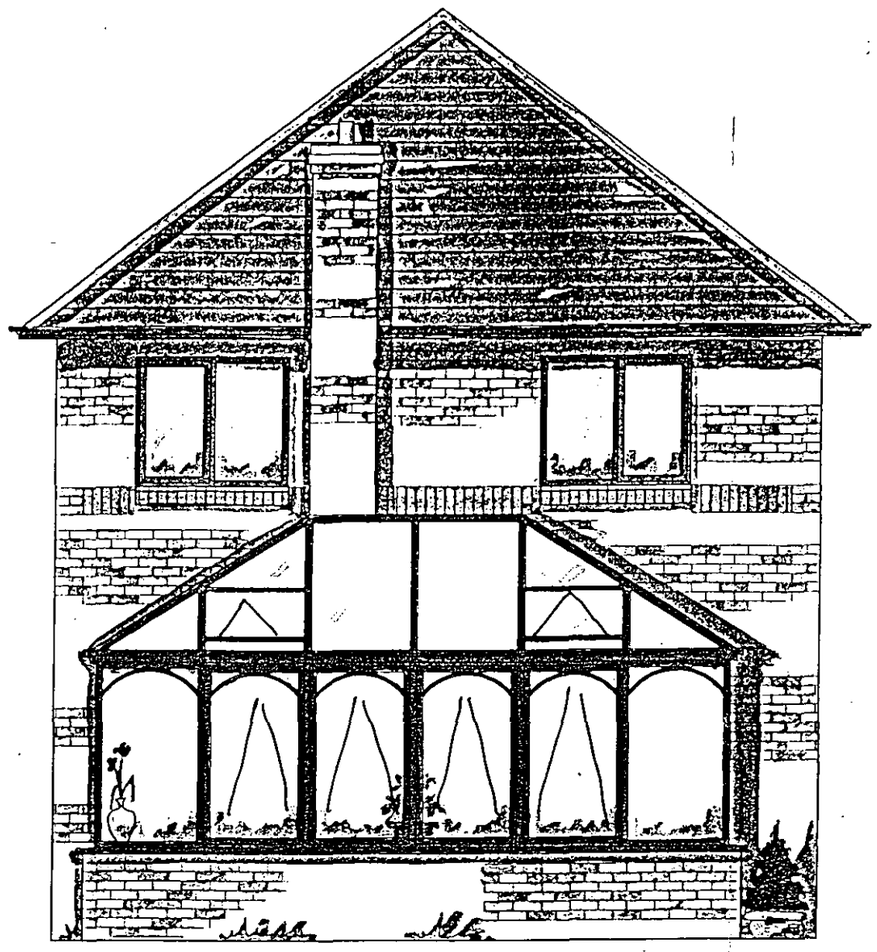
Development Control Section, Environmental Services, Wokingham District Council.
12 February 2002

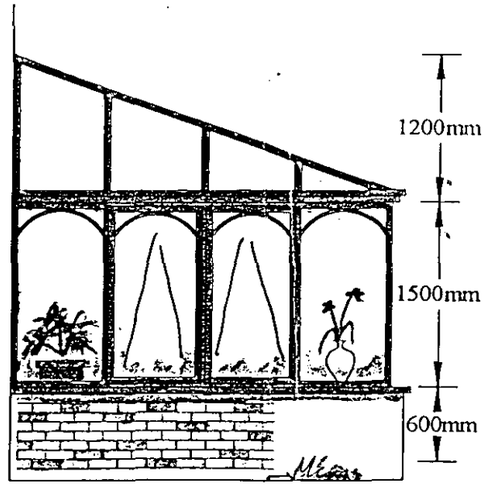
Scale: 1 : 1250

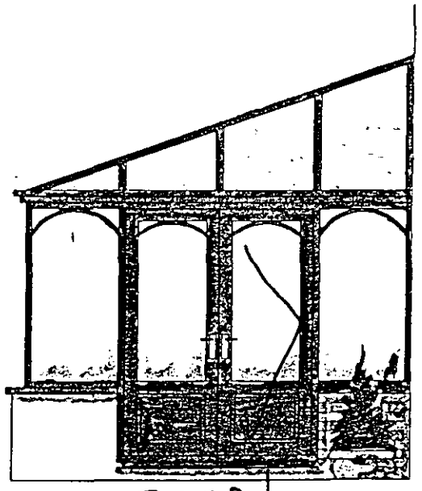
N
W E
S

07.FEB.2002 5841

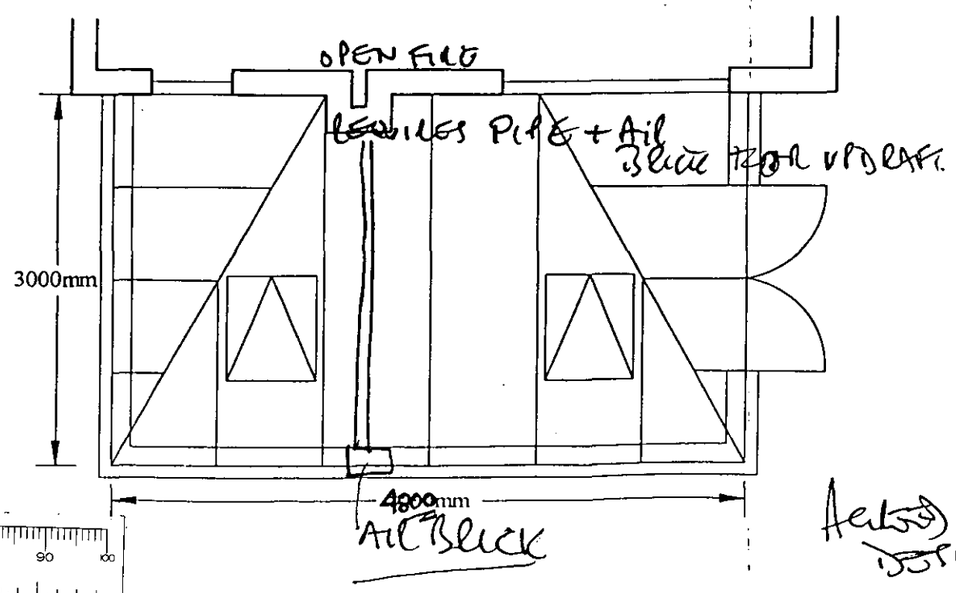
APPROVED

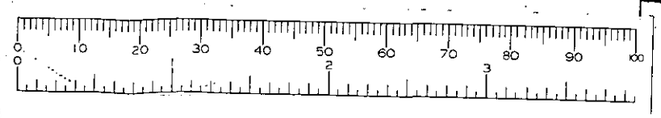






STOP MASTIC DAM





Mr & Mrs Lanigan
31 Oleander
Crowthorne
Berkshire

Thames Valley Window Company
Designed by Garth Dickerson
Scale 1:50
12th January 2002

Agreed Design

M G Lanigan 14/1/2002.

07.FEB.2002* 5841

1:500

Station

NC

SWEETBRIAR

GREENFIELD WAY

OLEANDER CLOSE

OLEANDER CLOSE