APPLICATION NO:
F/2001/3599

LOCATION:
38 Frensham Road, Crowthorne.

APPLICANT:
Mrs & Mrs Wykes C/O C & C Design

PROPOSAL:
Proposed single storey rear and side extensions to dwelling with side dormer.

EARLIEST DATE FOR DECISION: **21/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
14/05/2001

CASE OFFICER: **George Allpress**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

12

01

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs & Mrs Wykes
C/O C & C Design
The Birches
Lower Wokingham Road
Crowthorne
RG45 6BX

Application Number: F/2001/3599

Parish: **WOKINGHAM WITHOUT**

Location: **38, Frensham Road, Crowthorne.**

Proposal: **Proposed single storey rear and side extensions to dwelling with side dormer.**

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. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the roof of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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. To safeguard the residential amenities of the occupiers of neighbouring properties.

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 SBE2 and ST5.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell
Development Control Manager
Date: 08/05/2001

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.

Tel: 0118 974 6446 (Direct Line)
Fax: 0118 974 6484
Email: Dawn.Hancocks@wokingham.gov.uk
Date: 12th June 2002
My ref: DH/MLT/WOK/WITHOUT – F/2001/3599

C A J Corio
C&C Design Associates
"The Birches"
Lower Wokingham Road
Crowthorne
Berkshire
RG11 6BX

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Sir or Madam,

RE: PROPOSED SINGLE STOREY REAR EXTENSION TO GARAGE. PROPOSED AMENDMENT TO F/2001/3599 AT 38 FRENSHAM ROAD, CROWTHORNE, WOKINGHAM WITHOUT.

I refer to your letter received on the 22nd April 2002 with reference to the above and would like to take this opportunity to apologise for the delay in replying.

I write to confirm that the proposed storage area to the rear of the garage, as outlined in your previous letter dated 8th November 2001, can be considered as permitted development on the understanding that it was built before F/2001/3599 was implemented and that the volume of the proposed does not exceed 70 cubic metres in volume, inclusive of any previous extensions and outbuildings built within 5 metres of the dwelling.

To comply with planning permission F/2001/3599, the approved development must be built in accordance with the approved plans or with the minor amendments as approved in the previous letter dated 28th March 2002.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Dawn Hancocks on the above direct line number.

Yours sincerely,

MLT

M L THORP
Principal Development Control Officer

File: 38 Frensham Road minor amendment B-r

- rear extension to garage.
  ~ 22.5 m^3
  - only PD if built before F/2001/3599 as this uses up all the volume allowance.
  - not a minor amendment.

- built lounge/kitchen and dormer as approved.
  - plans to build rest (ie garage) as approved at a later date.

no conditions on 39/57 or 749/57.

cloakroom extension in 1971 - dimensions not clear from printout. (max allowed is 47.5 m^3 ~ adding on rear garage extension).

10
8
6
4
2

C&C DESIGN ASSOCIATES

SURVEYORS & ARCHITECTURAL CONSULTANTS

Principal : C. A. J. Corio F. I. A. S., B. I. A. T.

" The Birches "
Lower Wokingham Road
Crowthorne
Berkshire RG11 6BX
Tel: Crowthorne (0344) 772043

Reg. VAT No. 362 9264 37

PLANNING SERVICES	HP 55554
POL	TLS
DC CAS	ENF
APP	
CS	

22 APR 2002

passed to DSH 7/5/02

COPIES TO

Wokingham D.C.
Shute End
Wokingham
Berks
RG40 1WR

16th April 2002

F.A.O - Mrs Dodsworth - Planning Dept.

Dear Sirs

Ref: - 38 Frensham Road, Crowthorne. - App No F/2001/ 3599

I am in receipt of your letter dated the 28th March '02, responding to my previous letter of the 8th November '01. However, during the period of the unacceptable delay in your response to my letter, circumstances have changed with my client's requirements. Having obtained professional advice regarding the proposed storage area to the rear of the garage, my client has competed this small extension of 22.5 Cu M under delegated powers. - only pd if built before F/2001/3599

Because of recent changes to the building regulations, it is now possible to construct the proposed garage extension adjacent to the sewer. Therefore, my client has subsequently implemented the permission F/2001/3599, initially by the construction of the Lounge/Kitchen extension together with the dormer window, following this, my client now intends to complete the project as previously approved by yourselves at his convenience. - must be as approved or with agreed minor amendments

I trust this clarifies the current situation. Therefore, as a further application will not now be required, I would be grateful if you would disregard my previous request and return the documentation to this office in due course.

now on file

Yours faithfully

C A J Corio.

Corporate Building Surveyor

Tel: 0118 974 6446 (Direct Line)
Fax: 0118 974 6484
Email: Dawn.Hancocks@wokingham.gov.uk
Date: 28th March 2002
My ref: DH/MLT/WOK/WITHOUT/Minor Amend

C A J Corio
C&C Design Associates
"The Birches"
Lower Wokingham Road
Crowthorne
Berkshire
RG45 6BX

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Sir or Madam,

RE: PROPOSED SINGLE STOREY REAR AND SIDE EXTENSIONS TO DWELLING WITH SIDE DORMER - PROPOSED AMENDMENT TO F/2001/3599 AT 38 FRENSHAM ROAD, CROWTHORNE, WOKINGHAM WITHOUT.

I refer to your letter received on the 9th November 2001 with reference to the above and would like to take this opportunity to apologise for the delay in replying.

I write to confirm that the proposed side dormer extension, as outlined in your letter and as approved in F/2001/3599, would not be permitted development without this consent in accordance with Schedule 2, Part 1 Class A and B of the Town and Country Planning (General Permitted Development) Order, 1995. This is on the basis that it would constitute as an alteration to the roof. The volume of the lounge and kitchen extension approved in F/2001/3599 exceeds the permitted development volume allowance.

I can confirm that the proposed flat roof to the garage, as outlined in your letter, would be accepted as a minor amendment as it involves a reduction in height.

I can also confirm that the proposed garage extension, as outlined in your letter, cannot be accepted as a minor amendment as it is a separate extension to the plans approved in F/2001/3599. Although the proposed involves a reduction in width of the garage it also includes an increase in depth of which this cannot be considered as a minor amendment. The proposed extension would require planning permission as the volume of F/2001/3599 has exceeded 'permitted development' allowances.

Please find enclosed relevant application forms for your use should you wish to proceed with this proposal.

File: 38 Frensham Road minor amendment

I would also advise that you contact our building control section with regard to building regulations. They can be contacted on 0118 974 6375.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Dawn Hancocks on the above direct line number.

Yours sincerely,

MLT

M L THORP

Principal Development Control Officer

C&C DESIGN ASSOCIATES
SURVEYORS & ARCHITECTURAL CONSULTANTS
Principal : C. A. J. Corio F. I. A. S.

"The Birches"
Lower Wokingham Road
Crowthorne
Berkshire RG45 6BX

Tel: 01344 772043
Fax: 01344 780897

PLAN... 49656
PO:
AF DSH
09 NOV 2001
COPIES TO: ACK:
FILE:

Wokingham D.C.
Shute End
Wokingham
Berks
RG40 1WR

8th November 2001

F.A.O - Mrs Dodsworth - Planning Dept.

Dear Sirs

Ref :- 38 Frensham Road, Crowthorne. - App No F/2001/ 3599

Further to your recent letter, please find enclosed copies of the amended designs for the proposed alterations and extensions at the above.

Whilst I note your insistence that a further application be submitted for these latest proposals. I consider this request is excessive, far from being materially different from the approved, these latest proposals are a minor amendment to the original designs. Further should my client wish, the garage extension and side dormer could be constructed without permission as permitted development.

Therefore, in response to your letter and in order to save time and expense, I duly request that these latest proposals be accepted as a minor amendment to the original approvals.

Yours faithfully

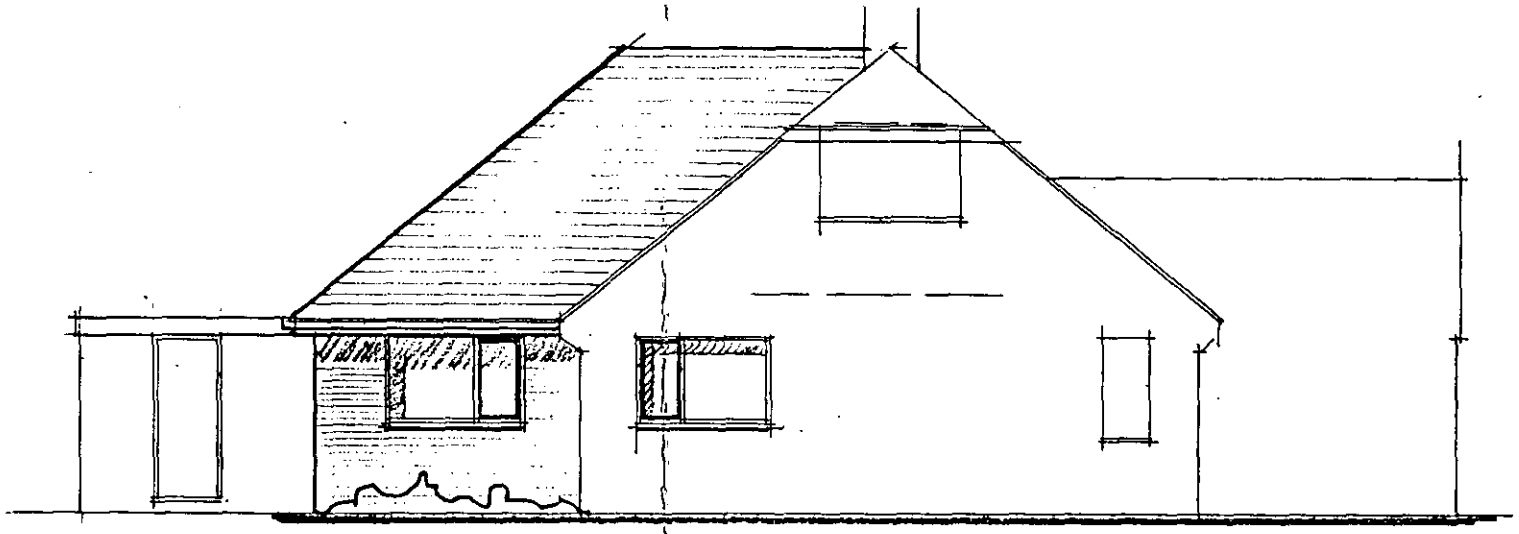
C A J Corio.

Corporate Building Surveyor

Andrew.

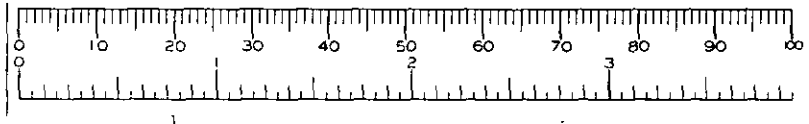
I wrote & told him this needs a new PA. The garage has been extended to the rear. It is a different scheme from Planning Approval.

See me for further info. VDH. CD 15/11/01



SIDE ELEVATION (SOUTH)

U.P.V.C windows.



Received by Wokingham District Council

Application No: F/2001/3599

Proposal:
Proposed single storey rear and side extensions to dwelling with side dormer.

Location:
38, Frensham Road, , 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/04/2001. 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

28 March 2001

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

Tel: 0118 974 6442

Date: **28 March 2001**

My ref: F/2001/3599

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/2001/3599
38, Frensham Road, , Crowthorne.
Proposed single storey rear and side extensions to dwelling with side dormer.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3599**
38, Frensham Road, , Crowthorne.
Proposed single storey rear and side extensions to dwelling with side dormer.
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 6442

Date: **28 March 2001**

My ref: F/2001/3599

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2001/3599
38, Frensham Road, , Crowthorne.
Proposed single storey rear and side extensions to dwelling with side dormer.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3599**
38, Frensham Road, , Crowthorne.
Proposed single storey rear and side extensions to dwelling with side dormer.
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 6442

Date: **28 March 2001**

My ref: F/2001/3599

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/2001/3599
38, Frensham Road, , Crowthorne.
Proposed single storey rear and side extensions to dwelling with side dormer.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3599**
38, Frensham Road, , Crowthorne.
Proposed single storey rear and side extensions to dwelling with side dormer.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

Tel. 0118 974 6443 (Direct Line)

Date. 1 November, 2001

My ref. CD/FP2001/1793A(3599)

C & C Design Asc.
The Birches
Lower Wokingham Road
CROWTHORNE
Berkshire
RG45 6BX

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
E-mail:

Dear Sirs,

SINGLE STOREY REAR EXTENSIONS AND SIDE DORMER AT 38 FRENSHAM ROAD, CROWTHORNE, WOKINGHAM WITHOUT

On checking the revised scheme Building Regulations Application Number FP2001/1793A, I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The proposal is materially different from the Approved Planning Number F/2001/3599, which cannot be dealt with as a minor amendment.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 22 November. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.
Cc Mr Wykes, 38 Frensham Road, Crowthorne

fa Attwood

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3599	SA
BUILDING CONTROL NUMBER.	H 2001/1793	Brian
~~APPLICANT~~/AGENT	C+C Design	
ADDRESS OF SITE	38 Frensham Road Crowthorne WOK WITHOUT.	
DESCRIPTION OF PROPOSED WORK	s/s rear ext + side ext + side dormer	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	W/00701/02	W/00701/02
FLOOR PLANS	W/00701/01	W/00701/01

BC 2nd check Plans recd 10/7/01

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/5/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
FERENCES ?	✓	
	7/6/01	

Yes changed scheme

1/11/01

BC file not in system CD 2/5/01

See Brian file still not in system CD 7/6/01

BC second check. Seen Andy Lee. No revisions or new PA to DC CD 1/11/01

	REQUESTED	RECEIVED	REMINDER
EDED	1/11/01		
ION			

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3599	SA
BUILDING CONTROL NUMBER	H 2001/1793	Brian
~~APPLICANT~~/AGENT	C+C Design	
ADDRESS OF SITE	38 Frensham Road Caterham Work without.	
DESCRIPTION OF PROPOSED WORK	s/s rear ext + side ext + side dormer	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	W/00701/02	W/00701/02
FLOOR PLANS	W/00701/01	W/00701/01

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/5/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
FERENCES ?	/	
	7/6/01	

BC file not in system
CD 2/5/01

see Brian
file still not in system
CD 7/6/01

	REQUESTED	RECEIVED	REMINDER
CDED			
ION			

WORK SHEET FOR: George Allpress

Application Number: F/2001/3599

Applicant: Mr & Mrs Wykes C/O C & C Design

Location: 38 Frensham, Crowthorne

Proposal: Proposed single storey rear and side extensions to dwelling with side dormer.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		05/04/01 - not clearly visible ~~therefore repo~~sitioned by case officer 18/04/01

Date of Neighbour Notifications: 28/03/01

Date of Site Visit: 18/04/01

Date Registered: 19/03/2001

Earliest Date for Decision: 21/04/2001

Latest Consultation Date/Site Notice Expiry Date: 21/04/2001
09/05/01 (GA)

This application will have expired on: 14/05/2001. 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:

Councillor Angus Ross - this is far preferable to the previous one to cram four houses onto the site! Please ensure that there is no overlooking of no.40.

Wokingham Without Parish Council - Committee objected - overdevelopment of site and out of character with existing properties.

At the time of writing no other representations have been received.

Planning Issues: The issues raised by this application are impact to neighbour amenity, street scene and provision of off street parking.

The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

Application Number: F/2001/3599

Appraisal:

The application property is a detached bungalow, with roof level accommodation, a part gable/part hip roof to the west facing elevation and a full hip roof to the east elevation. The dwelling has a 'L' shaped building envelope with a gabled front extension. There is a single storey, flat roof side extension on the east side, which projects beyond the rear building line and houses a garage. No.36 is to the east and no.40 to the south.

The application proposes a single storey side extension over the site where the garage is at present and a full width single storey rear extension to the depth of the existing side extension, approximately 3.4 metres from the main rear elevation. The side extension would have a flat roof, the rear extension a pitched roof that would rake back to the existing ridge height. A dormer window is proposed to the east facing roof slope. The plot boundary is splayed on both sides. A separation would be maintained between extension and boundary on no.36's side.

The orientation of the dwelling to its street frontage is such that only oblique views of the dormer would be seen from the street. In any event nearby dwellings have been similarly extended, and that proposed is not considered to result in harm to the street scene. The single storey extension would tidy up an existing ad-hoc extension which is an eye sore and detracts from the building and its setting.

In terms of neighbour amenity, the proposed dormer to the east facing roof slope (facing no.36) is to a bathroom and can be conditioned as obscure glass. No.36 has been extended with two windows facing the application site, neither are considered to be affected by a daylight breach.

The flank elevation of the main part of the application house, that which faces no.40 would remain unchanged. The rear extension would have a south facing side window, however this is at ground floor level, would be separated from the boundary by almost 10 metres. Therefore no loss of privacy. The extensions are not such that would result in a loss of light or overbearing impact to no.40.

The proposal results in no increase in off street parking demand.

Recommendation: Approval: ☑ Refusal: ☐
(tick appropriate box)

Application Number: F/2001/3599

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C14	R014	EXTERNAL FINISHES TO MATCH
3	C044	R044	NO WINDOWS TO BE INSERTED INSERT: .....in the roof of the extension....
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

8/5/01

RECORD OF SITE VISIT

SITE ADDRESS: 38 Frensham Road, Crowthorne.

APPLICATION NUMBER: F/2001/3599

OFFICER: George Allpress

DATE OF SITE VISIT: 18/04/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential area within defined settlement.

3. DESCRIPTION OF SITE/BUILDING Single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.36 to the east, no.40 to the south - no other dwelling within close proximity of the proposed extension.

5. SITE CONSTRAINTS

TREES	No trees within close proximity of the proposed extension.
ACCESS/PARKING	Garage plus front parking for at least 2 cars
LEVELS	Level.
BOUNDARY TREATMENT	Dwarf wall to front, timber fencing elsewhere.
OTHERS	None

Wokingham Without Parish Council Consultation Sheet

Officer George Allpress

No F 2001 3599

Proposal Single storey rear and side ext. with side dormer

Site 38 Frensham Road, Crowthorne

Committee's Comments

Committee objected - overdevelopment of site and out of character with existing properties

PLANNING SERVICES	HPT
POL	TLS
DC	SNF
APP	
CS	
10 APR 2001	
COPIES TO:	ACK:
	FILE:

Signed : _____
Clerk to Wokingham Without Parish Council

10 April 2001

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

Representing Wokingham Without Ward

9th April 2001

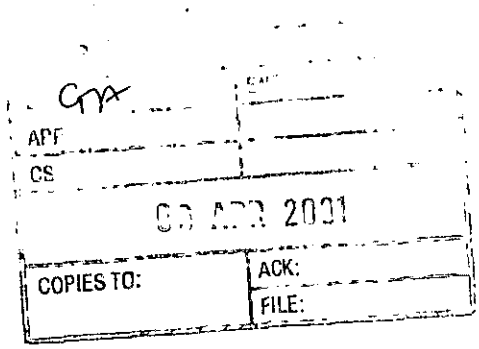
George Allpress
DC
Env Servs
WDC

APPLICATION f/2001/3599
38 FRENSHAM ROAD, CROWTHORNE

I have had a look at the plans for this.

This is a far preferable application to the previous one to cram four houses onto the site!

Please ensure that there is no overlooking of No 40.



CLLR ANGUS ROSS

G.A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3599 relates.

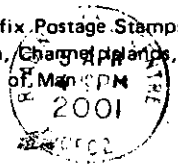
Address of site 38 Freeshaw Rd

Signed [signature]

Date 5/4/07

Postage
will be paid
by licensee

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



PLEASE [illegible] OUR
POSTCODE

Business reply service
License no. RG147

1

The Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire, RG40 1BN

C&C DESIGN ASSOCIATES
SURVEYORS & ARCHITECTURAL CONSULTANTS

" The Birches "
Lower Wokingham Road
Crowthorne
Berkshire RG11 6BX
Tel: Crowthorne (0344) 772043

19 MAR 2001 * 3599

Wokingham D.C.
PO Box 157
Shute End
Wokingham
RG40 1WR

13th March 2001

Dear Sirs

Ref :- **38 Frensham Road - Proposed rear & side extensions.**

Please find enclosed in support of my clients application for the above, the duly completed documentation and plans for the proposed works.

I trust you find the enclosed satisfactory, however should you require any further assistance or information, please do not hesitate to contact the writer.

Yours faithfully

C A J Corio.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
19 MAR 2001	
COPIES TO:	ACK:
	FILE:

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	19 MAR 2001
Officer: GA	Application No. F/2001/3599

Map No. 100. Site ..0..20.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description: SINGLE STOREY
(F) PROPOSED REAR & SIDE EXTENSIONS TO DWELLING WITH A SIDE DORMER

Location: 38 FRENSHAM ROAD

Parish: WOK CO|OUT Ward: WOKINGHAM WITHOUT
28-03-01.

Applicant: MR|MRS WYKES

Fee Received 95-00 (3) 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 : 28-03-01 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:

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

NEIGHBOURS:

..... S/N + see map + attached list (if different)
.....
.....
.....
.....
.....
.....
.....
.....

Applicationo	Name & Address
O/2000/1179	Mrs R Phillips 40 Frensham Road Crowthorne RG45 6QH
O/2000/1179	Mrs H Pickard 34 Frensham Road Crowthorne RG45 6QH
O/2000/1179	P J Sanders 10 Purcell Road Crowthorne RG45 6QN
O/2000/1179	Mr J Cole 32 Frensham Road Crowthorne RG45 6QH
O/2000/1179	T & M Gambles 8 Purcell Road Crowthorne RG45 6QN
O/2000/1179	Mrs D Marsland 2 Purcell Road Crowthorne RG45 6QW
O/2000/1179	E & N Howell 12 Purcell Road Crowthorne RG45 6QN
O/2000/1179	Dr A Jerri-Alade 4 Purcell Road Crowthorne RG45 6QN
O/2000/1179	Mr & Mrs Proctor 36 Frensham Road Crothorne Berks Rg45 6QH
O/2000/1179	J Watts 27 Frensham Road Crowthorne Rg45 6QJ
O/2000/1179	M j Withers 42 Frensham Road Crowthorne Berks RG45 6QH

O/2000/1179

Dr & Mrs C Gourley
7 Maple Drive
Crowthorne
RG45 6SQ

O/2000/1179

P G Bachelor
6 Purcell Road
Crowthorne
RG45 6QN

App refused, letter
ent 25/05/00

1959/a

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.

WOKINGHAM DISTRICT COUNCIL

19.MAR2001 * 3599

For office use only
Application No.

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

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

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

1.	YOUR NAME	Mr & Mrs. Wykes.
	ADDRESS	C/o Agent
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	C & C DESIGN ASC.
	ADDRESS	THE BIRCHES LOWER WOKINGHAM ROAD CROWTHORNE RG45 6BX Tel: 01344 772043
	POST CODE	Tel. No.
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	38 Fraucham Road Crowthorne Berks.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	rear & side extension with dormer

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

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED: Brickwork & tiles to match existing.

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

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans. ~~YES~~/NO

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

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

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) £95
If no fee is payable please say why below

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

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

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

CERTIFICATE A

I certify that:

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

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

CERTIFICATE B

I certify that:

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

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF Mr. & Mrs Wykes

DATE 13 March 01

ADDRESS 38 FRENSHAM ROAD PARISH WOK/WITHOUT

PLOT No. 44 ORD. SHEET No. 24.8365

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1036/55	MR. A. McDONALD	O/APP. RES. DEVD.	17.3.56	N/A
743/56	MESSRS. FITTER HOMES	LAYOUT	12.10.56	
926/56	" "	SERVICES ETC.	4.12.56	APP.
39/57	" "	SKETCH DET. BUNGALOW & GARAGE	19.9.57	APP.
749/57	" "	DET. BUNGALOW & GARAGE	16.10.57	APP.
R/343/70	MR. H. HODGKINSON	EXTEND CATTERY	26.11.70	N/A
PD/63/71	"	CLOAKROOM	17.2.71	APP.
102/72	"	ISOLATION PEN - CATTERY	17.2.72	APP.
26765	M. "	SIGN	23.1.87	
O/2000/1179	Miles Construction	O/L - 4 dwellings & Demolish existing	23.5.00	

DATE OF COMPLETION

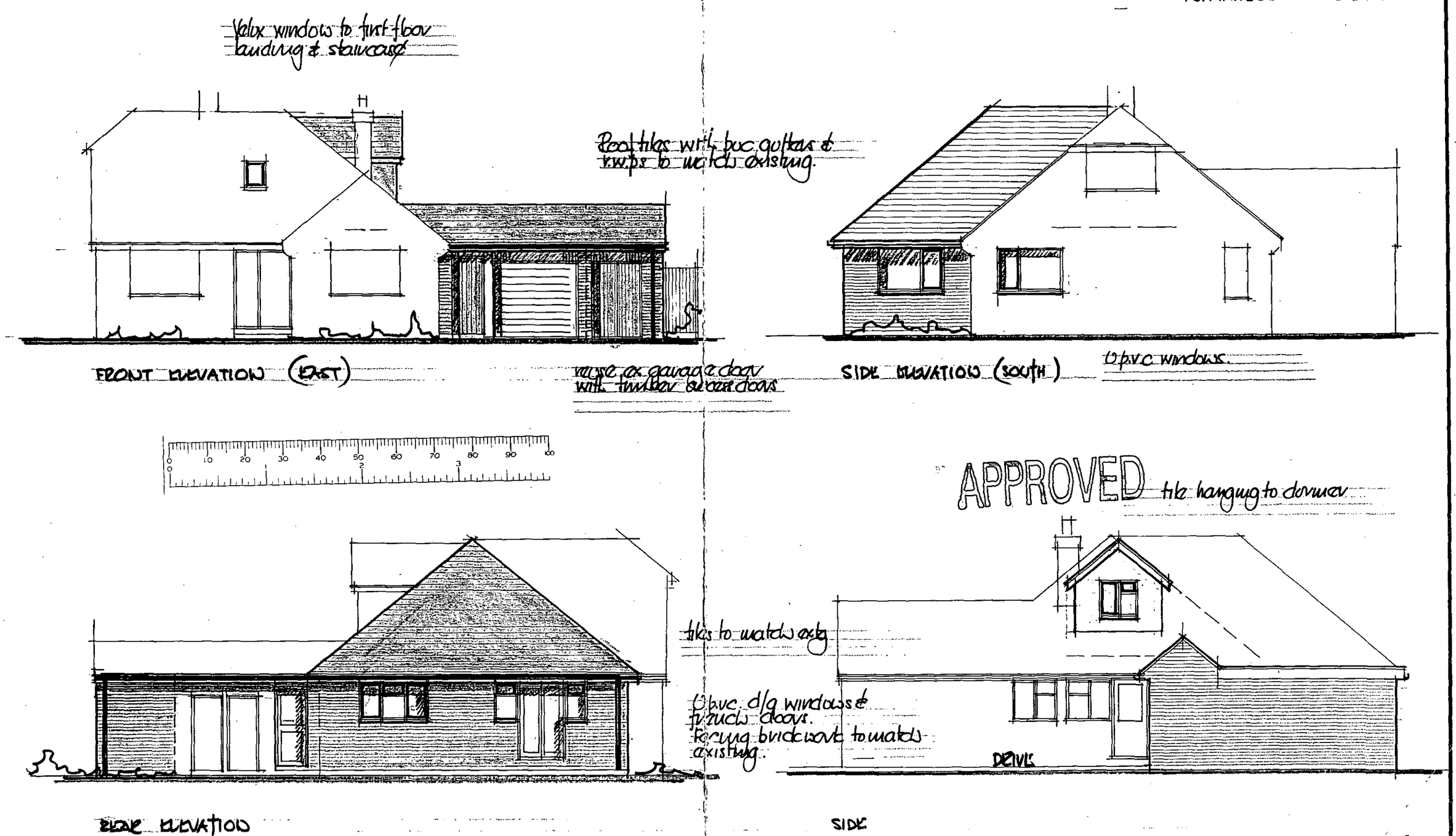
MINISTRY DECISION

SPECIAL ORDERS EUC NO 4

DRAINAGE

091074

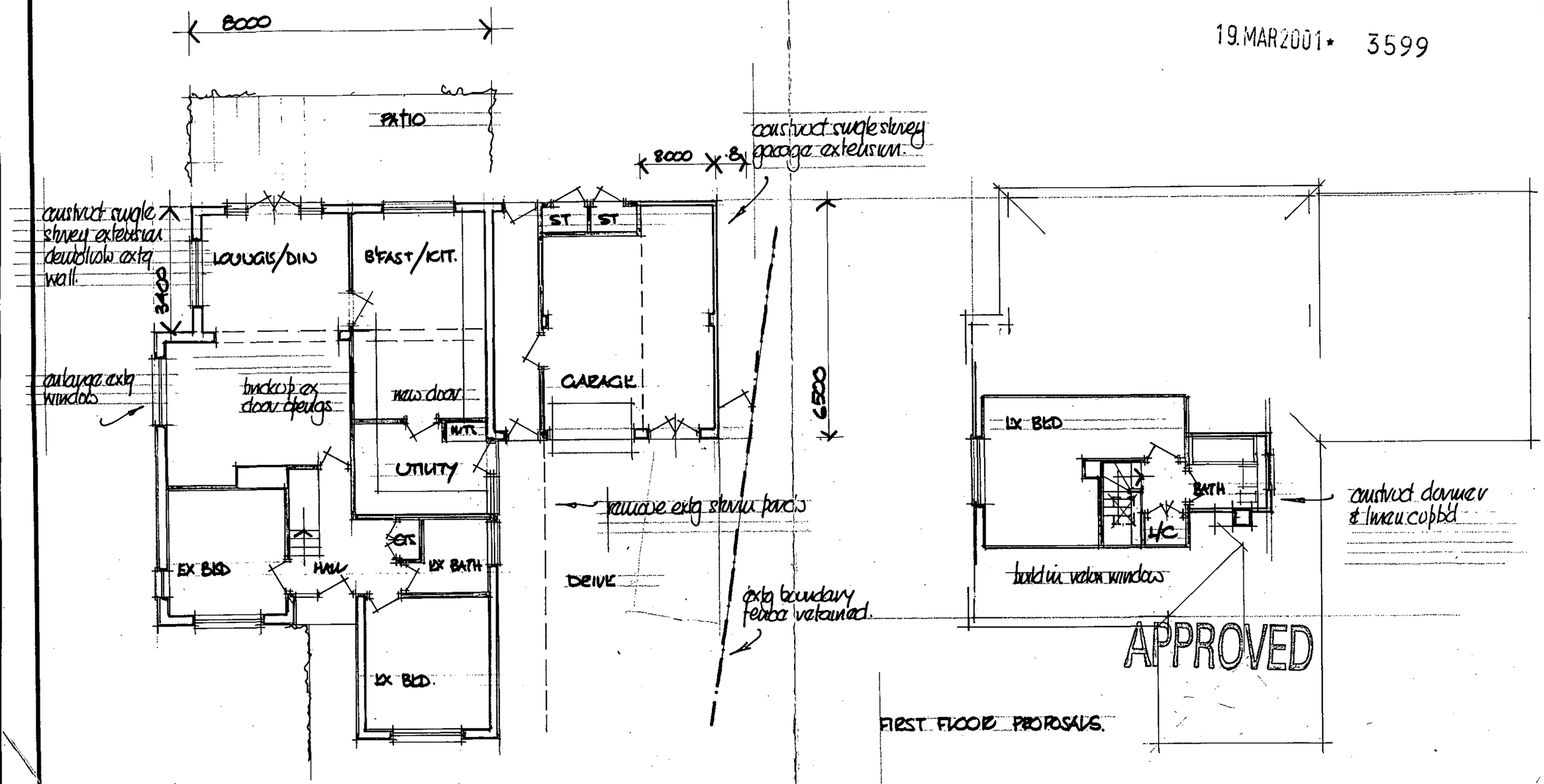
19.MAR2001 3599



38 FRENSHAM ROAD CROWTHORNE
ELEVATIONS
DWG No: W/00701/02 SCALE 1:100 FEB '01

7/6/01

19.MAR2001* 3599



GROUND FLOOR PROPOSALS

FIRST FLOOR PROPOSALS.

38 FRENSHAM ROAD CROWTHORNE
LOUNGE/KITCHEN EXTENSION
DWG No W/00701/01. SCALE 1:100 FEB '01

1/11/01

7/6/01



19.MAR2001 3599

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Development Control Section, Environmental Services, Wokingham District Council.

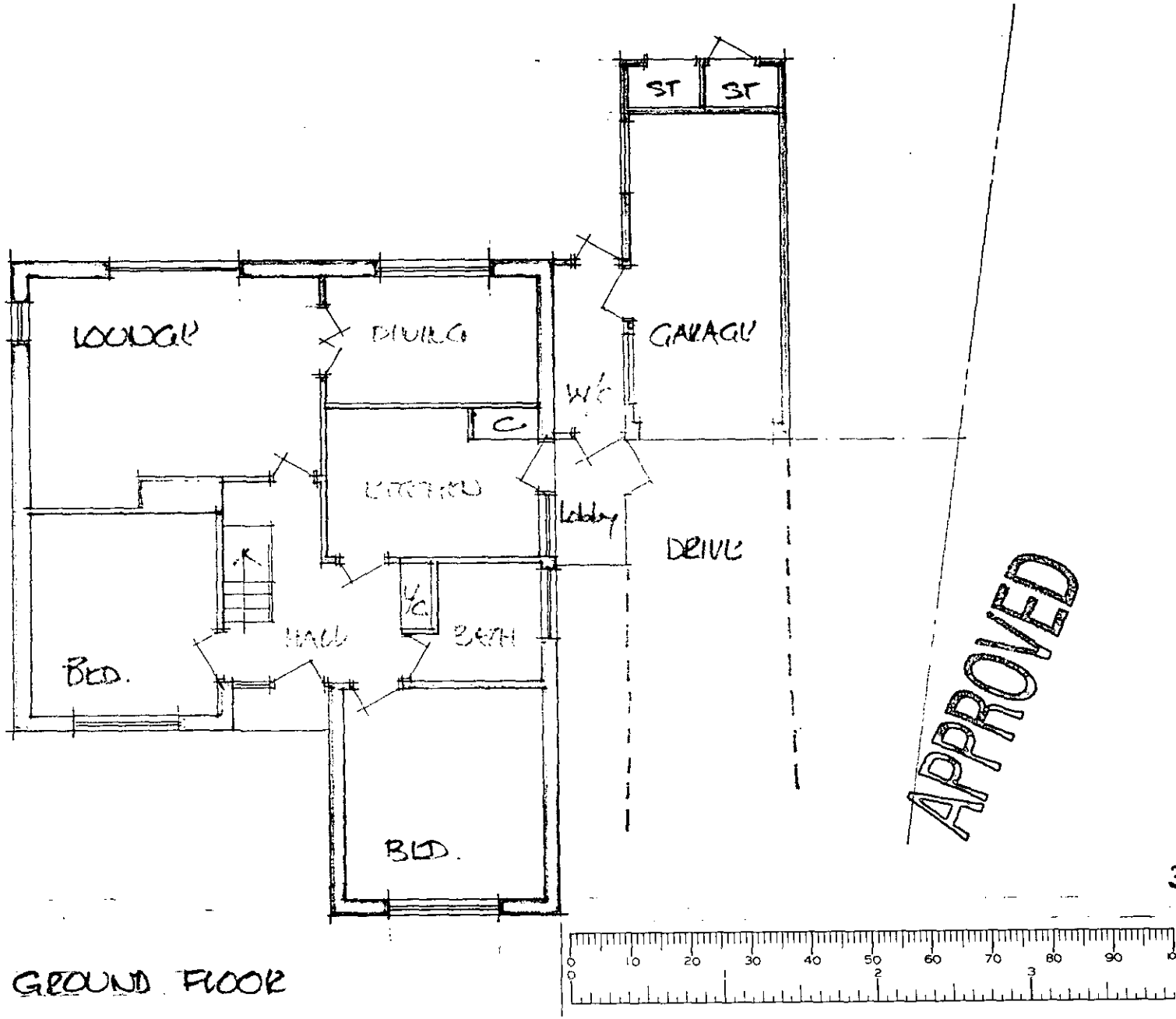
21 March 20

Scale: 1 : 1250

N W E S

0 10 20 30 40 50 60 70 80 90 100

0 2 3



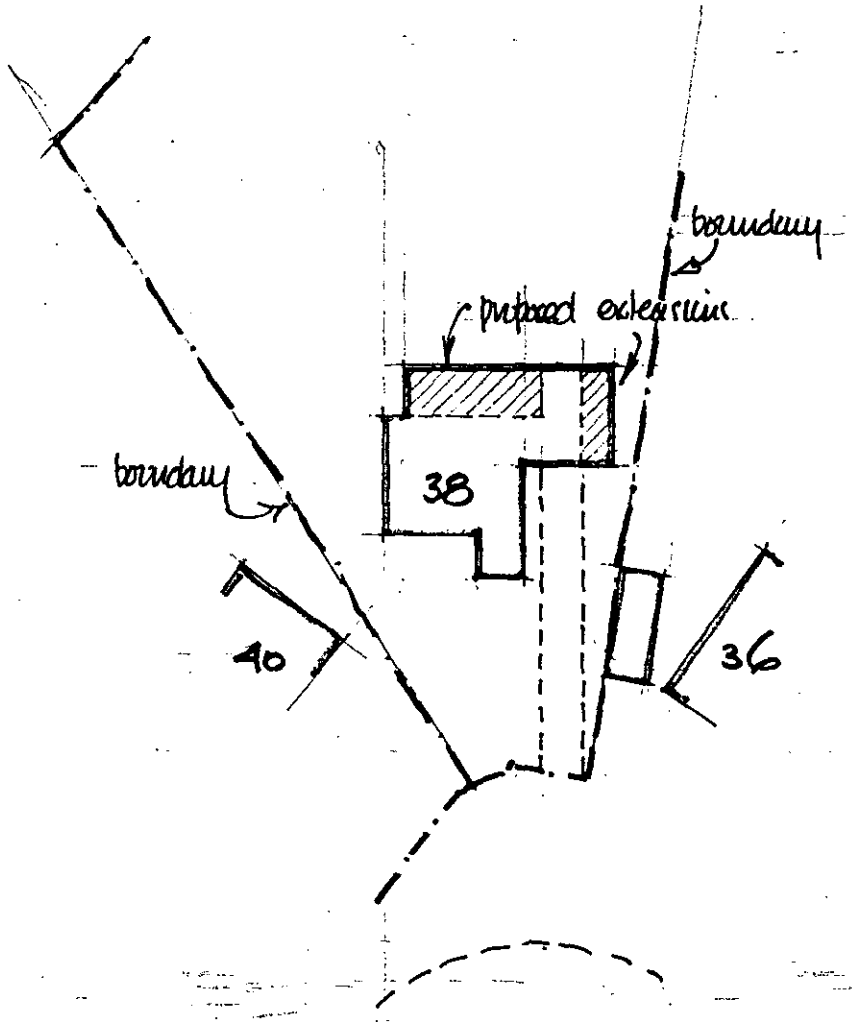
APPROVED

19.MAR2001* 3599

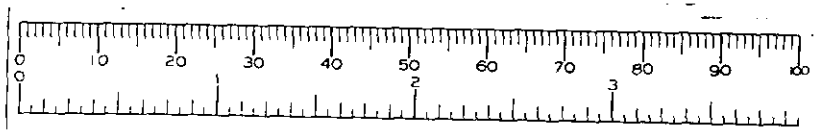
38 FRENSHAM ROAD

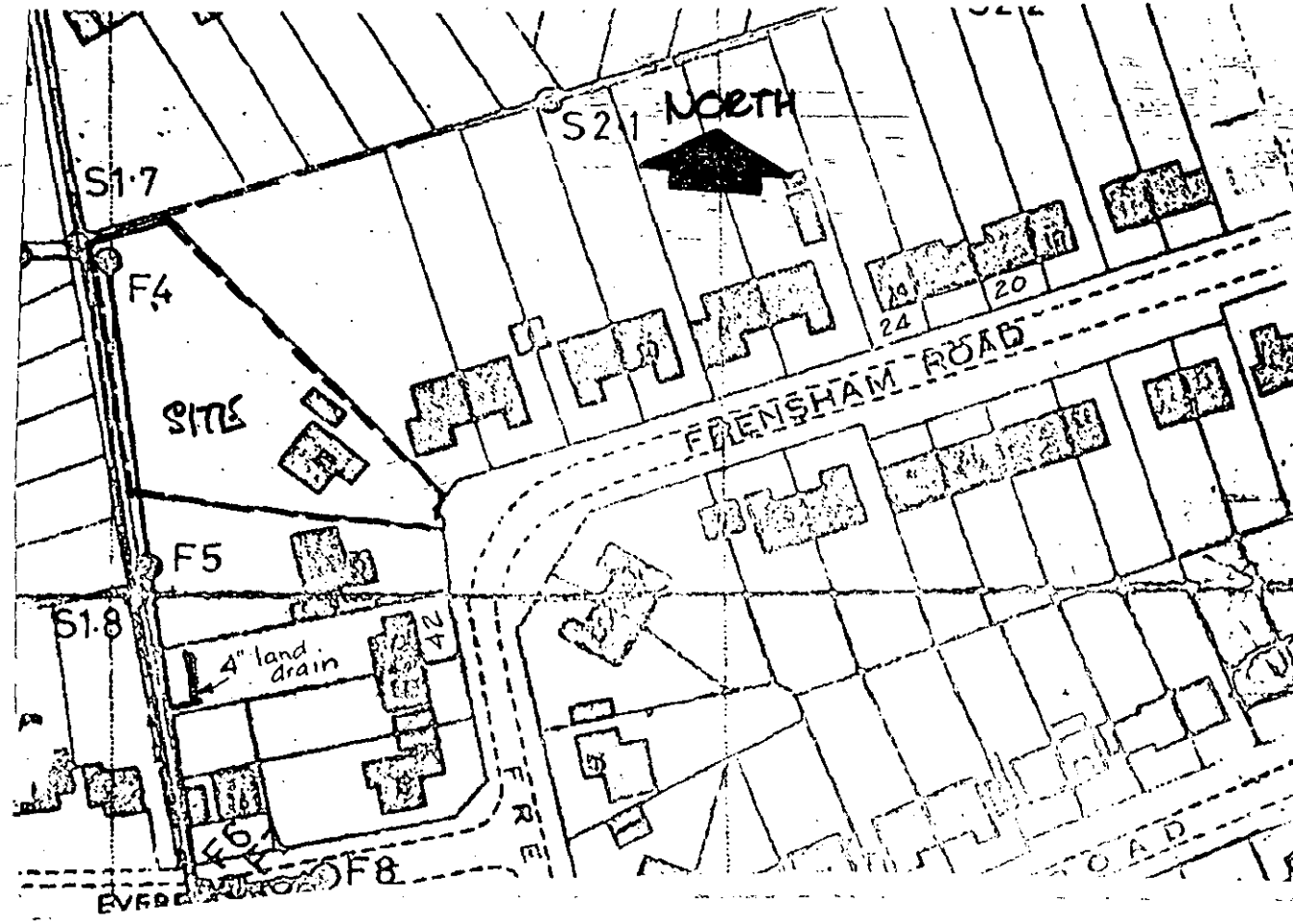
100

EX GROUND FLOOR



1:500 BLOCK PLAN





1:1250 LOCATION PLAN

APPROVED

19 MAR 2001

3599

38 FRENSHAM ROAD CROWTHORNE