APPLICATION NO:
F/2001/3402

LOCATION:
Boot End Wellingtonia Avenue, Crowthorne.

APPLICANT:
Mr & Mrs Shearer C/O Day Tanner Partnership

PROPOSAL:
Proposed raising of roof of dwelling to provide rooms in loft with dormer extensions plus two single storey extensions.

EARLIEST DATE FOR DECISION: **24/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
18/04/2001

CASE OFFICER: **Natalie Brown**

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Shearer
C/O Day Tanner Partnership
11 – 13 Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

Application Number: F/2001/3402

Parish: **FINCHAMPSTEAD**

Location: **Boot End, Wellingtonia Avenue, Crowthorne.**

Proposal: ***Proposed raising of roof of dwelling to provide rooms in loft with dormer extensions plus two single storey extensions.***

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 C2 and C8.
South East Area Local Plan Policies STV2, SC19, SC3, SC4, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1, WCC7 and WLL2.

John Mitchell

John Mitchell
Development Control Manager
Date: 09/04/2001

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 6433(Direct Line)
Fax: 0118 974 6484
Email: Theresa.Brown@wokingham.gov.uk
Date: 14th December 2001
My ref: TMB/MLT/FINCHAMPSTEAD/PD

Mr A Shearer
Boot End
Wellingtonia Avenue
FINCHAMPSTEAD
Berkshire
RG45 6AH

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 Mr Shearer

RE: PROPOSED ERECTION OF CAR PORT AT BOOT END, WELLINGTONIA AVENUE, FINCHAMPSTEAD, BERKSHIRE

I refer to your letter received on the 11 December 2001 with reference to the above.

I write to confirm that the proposed erection of a car port would require planning permission, as in accordance to your plan it would be within 20 metres of a highway or public footpath.

I have enclosed the relevant application forms in order that you may submit an application

I would 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 Theresa Brown on the above direct line number.

Yours sincerely,

M L THORP
Principal Development Control Officer

File: Shearer Boot End Wellingtonia Avenue

3402

PD eng

PLANNING SERVICE	HPT 50834
POL	TLS
DC	ENF
APP	
CS	
11 DEC 2001	
COPIES TO:	ACK:
	FILE:

50831

MAB

Boot End
Wellingtonia Avenue
Finchampstead
BERKS
RG45 6AH

11 December 2001

REF. FP/2001/2261

Dear Ms. Brown,

Following the conversation I had with one of your colleagues last week, I am writing to you to see if we need planning permission for a carport we would like to add to our plans. We have planning permission for the above address, which we received in approx April this year, since we submitted our plans we have decided that we would like to add a carport.

From the plan enclosed, hopefully you can see where we would like to place it. The dimensions would be:

Approx 5.6 meters wide
3.8 meters deep
3.9 meters high
It would be 8 meters from the house and 20 meters from the highway (lane/footpath).

We have also enclosed a diagram of the type of building we are hoping to build; it would be built of tradional building materials.
We hope that this meets with your approval, please contact us if you require any further details.

Please could you inform us of your decision as soon as possible, so that we can apply for an amendment to our planning application before the year is up, if planning is required.

Yours Sincerely,

A. SHEARER.

Apr 2001.

F/2001/3402.

Requires planning permission within 20 metres of highway and footpath. acc. to plan.

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 23 November, 2001
My ref. BC/DC/2001/3402

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr & Mrs A Shearer
c/o Day Tanner Partnership
37-39 High Street
Bagshot
GU19 5AF

Dear Sirs

PLANNING PERMISSION 2001/3402
SITE: BOOT END, WELLINGTONIA AVENUE, CROWTHORNE

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2001/3402 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

NATALIE BROWN
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3402	NB
BUILDING CONTROL NUMBER	K/2001/2261 South	
APPLICANT/AGENT	Day Tanner Partnership	
ADDRESS OF SITE	Boot End Wellington Avenue Courthouse FINCHAMPSTEAD	
DESCRIPTION OF PROPOSED WORK	Loft conversion - raising of roof with dormer exts plus 2 S/S exts.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Rev A	Rev A
ELEVATIONS	1669/02 B	1669/02 A.
FLOOR PLANS	1669/04	1669/01

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	28/9/01	

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	

NOTICE OF CONSENT

WOKINGHAM DISTRICT COUNCIL

DC/CPN

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: Mr N J Hall
'Boot End'
Wellingtonia Avenue
Finchampstead Ridges
Crowthorne, Berks

Application No. 19736 (P)

Proposal Single storey extension at rear to form lounge, study, bedroom, studio, patio and double garage at 'Boot End', Wellingtonia Avenue, Finchampstead.

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

The development hereby permitted shall be commenced within five years from the date of this permission.

REASON: This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971.

All the materials to be used in the elevations of the proposed development shall match those on the existing dwelling to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

REASON: To ensure that the materials are in keeping with those existing. (6)

The garage hereby permitted shall be used as a domestic garage only and it shall not be used for business purposes nor for any other purpose without the prior written permission of the District Planning Authority.

REASON: In the interests of amenity and to ensure that the garage is retained for use in accordance with the District Planning Authority's parking standards. (64)

05 JUL 1983

Date .....

.....
District Secretary

N.B. A statement of the applicant's rights is set out overleaf.

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

Tel: (0118) 974 6492

Date: **28 February 2001**

My ref: F/2001/3402

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/2001/3402
Boot End, Wellingtonia Avenue, , Crowthorne.
Proposed raising of roof of dwelling to provide rooms in loft with dormer extensions plus two single storey extensions.

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/2001/3402**
Boot End, Wellingtonia Avenue, , Crowthorne.
Proposed raising of roof of dwelling to provide rooms in loft with dormer extensions plus *two single storey extensions.*
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: **28 February 2001**

My ref: F/2001/3402

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3402
Boot End, Wellingtonia Avenue, , Crowthorne.
Proposed raising of roof of dwelling to provide rooms in loft with dormer extensions plus two single storey extensions.

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/2001/3402**
Boot End, Wellingtonia Avenue, , Crowthorne.
Proposed raising of roof of dwelling to provide rooms in loft with dormer extensions plus two single storey extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

Received by Wokingham District Council

Application No: F/2001/3402

Proposal:
Proposed raising of roof of dwelling to provide rooms in loft with dormer extensions plus two single storey extensions.

Location:
Boot End, Wellingtonia 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). 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 24/03/2001. 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 February 2001

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/3402

Applicant : Mr & Mrs Shearer C/O Day Tanner Partnership.

Location : Boot End, Wellingtonia Avenue, , Crowthorne.
Proposal : Proposed raising of roof of dwelling to provide rooms in loft with dormer extensions plus two single storey extensions.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : 2/4

Date Registered : 21/02/2001

Earliest Date for Decision : 24/03/2001

Latest Consultation Date/Site Notice Expiry Date : 24/03/2001

This application will have expired on: 18/04/2001. 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 :

f'stead PC: no objection (8/3)

Highways: 8/3: request p. plan for 5 vehicles
23/3: no objection subject to parking, turning + garaging conditions

Landscape: 14/3: although in an ASLI - no objection as surrounded by woodland, increasing height of roof would not have a detrimental effect on adj C'side or L'scape designation -
2/4: no further comments to make re/ parking layout

Planning Issues : SEALP : rural/Area special landscape importance
WDLP: C'side/ASLI.

19/3: Parking plan received. Re-consult exp 30/3

Application Number: F/2001/3402

Appraisal :

See attached sheet

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

Application Number F/2001/3402
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Boot End Wellingtonia Avenue Crowthorne. APPLICATION NUMBER: F/2001/3402	OFFICER: Natalie Brown DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

Part w. elev unchanged.
flat roof - south elev - roof to covered full width dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached.

5. SITE CONSTRAINTS

TREES	Private driveway from well. N.
ACCESS/PARKING	Double garage 2 entrance driveway.
LEVELS	space in front of drive
BOUNDARY TREATMENT	trees/shrubs fully surround site.
OTHERS	

Application Number: F/2001/3402

Appraisal:

Development

The property is a detached bungalow which was converted from two cottages to one under building regulation consent BR 13076. A single storey extension was added to the property consent 19736 and provided a double garage, sitting room, bedroom, study and studio. The property is set within its own grounds and is well screened by woodland, and lies within a rural/countryside area as well as being within an Area of Special Landscape Importance (ASLI). A private drive leads from the main road to the property.

The proposed raising of the roof would increase the height of the bungalow (north elevation) from 5.2 to 6.9. The side elevations would see an increase from 4.8m to 6m. The proposal would also see two extensions, within the existing building lines of the dwelling and increase the number of bedrooms from 4 to 6.

1) Impact upon neighbouring properties

The site is well screen all round by trees, and as the site plan shows, is located well away from neighbouring properties. It is therefore considered that there would be no detrimental effect upon neighbouring properties.

2) Impact upon the character of the countryside/ASLI.

The original floor area/footprint of the property when it was converted into one dwelling was 164.04m^2. The addition (consent 19736) increased the floor area/footprint by a further 167.48 m^2, resulting in a 102% increase.

The proposed extensions would increase the footprint by a further 24.88 m^2, which would result in a **cumulative increase in footprint of 117%** (or on its own 15% of the original floor area).

The increase in floor area by providing first floor accommodation would largely be above the footprint of the 'originally converted' dwelling, and provide 104.26 m^2 of floor space. The total of previous extensions, proposed extensions and first floor accommodation would result in a **180.8% cumulative increase in floor area**. (On its own, over the original area, the proposed extension/first floor would result in 78% increase of floor area).

The previous extension (197360), was the one that significantly increased the footprint/floor area of the site. The proposed development would provide two small extensions and increase the living accommodation over the original part of the dwelling, there by not significantly increasing the existing footprint.

Despite the large cumulative increase of the floor area, it is considered that due to the fact that the proposed development would be above the 'original' dwelling (not previous extension), would only raise the height of the bungalow by between 1.2m and 1.7m, and that the site is well screened by woodland, that there would be no detrimental effect to the open character of the area and ASLI. (No objections were received from the landscape department).

It also considered that the proposed development would help to make the dwelling more uniform in appearance by providing one pitched roof rather than several which are currently in place in both side elevations. It would also improve the maintenance of the property. Make complete

3) Impact upon highway safety (parking provision)
There would be 6 bedrooms provided, and therefore the need to provide 5 off road parking spaces in order to comply with Council parking standards.
There would be detached double garage and parking at the front of the site. Provided that parking, garaging and turning remains on site, the highway department would have no objection to the proposed development.

Approval: ✓ ~~**Refusal:**~~

(*) PRE-APP ATTACHED (*)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~12 FEB 200~~ valid 21 FEB 200

Officer: NAB | Application No. F/2001/3402

Map No. 115 Site 0:62

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED RAISING OF ROOF OF DWELLING TO PROVIDE ROOMS IN LOFT WITH DORMER EXTENSIONS PLUS TWO SINGLE STOREY EXTENSIONS

Location: BOOT END WELLINGTONIA AVENUE

Parish: FINCHAMPSTEAD Ward: Finch South. 28.2.01 B.

Applicant: MR/MRS SITEARER

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

Enforcement Section (12) 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	Scale ?	16/2	21 FEB 2001
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			21 FEB
4	Correct S 66 certificate	Cert A ? deleted.	16/2	
5	Elevation plans	West-facing dormers are not shown on South Elevation	16/2	
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 : 28-2-013. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....

(Landscape) Area of Special Landscape Importance ✓ .....

Trees .....

Conservation Officer .....

Environmental Health .....

Housing .....

Leisure & Cultural services .....

Public Rights of Way .....

Property .....

District Secretary (only if called in by SOS) .....

Policy & Plans .....

Strategic Planning (JSPU) .....

Minerals (INTERNAL) .....

Archaeological Site (BABTIE) : .....

Education .....

Social Services .....

(Highways) ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....

Adjacent Parish : .....

Southern Electricity Board .....

British Gas .....

PSA Oil Pipeline .....

Transco : .....

Environment Agency .....

Rail Track .....

Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....

Ancient Monuments Society .....

Council for British Arch. .....

RCHME .....

Telecommunications (NRPB) : .....

Sport England : .....

OTHERS: (Rural Area)

.....

.....

Pre-app attached .....

NEIGHBOURS:

S/N + see map .....

.....

.....

.....

.....

.....

.....

.....

.....

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 2 April 2001

Location:	Boot End, Wellington Avenue, Finchampstead
Proposal:	Proposed raising roof of dwelling to provide rooms in loft with dormer extensions plus two single storey extensions.
Application Number:	F/2001/3402

In response to your consultation dated 20 March 2001 for the above application, the landscape comments are as follows:

Please see comments dated 14 March 2001. I have no additional comments to make regarding the revised site plan showing the location of the driveway.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 20 March 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3402

Location: Boot End, Wellingtonia Avenue, Crowthorne.

Proposal: Proposed raising of roof of dwelling to provide rooms in loft with dormer extensions plus two single storey extensions.

Applicant: Mr & Mrs Shearer C/O Day Tanner Partnership.

Case Officer: Natalie Brown

The new plans show the following: Site plan revised to show parking and driveway. Revised 1:500 site plan.

Comments are required by 30/03/2001.

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

CONDITIONAL APPROVAL

C049, R049.
C122, R122.
C137 (INSERT: EXTENSIONS), R137.

Adam Coggins 23/03/01

Date: 20 March 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3402

Location: Boot End, Wellingtonia Avenue, Crowthorne.

Proposal: Proposed raising of roof of dwelling to provide rooms in loft with dormer extensions plus two single storey extensions.

Applicant: Mr & Mrs Shearer C/O Day Tanner Partnership.

Case Officer: Natalie Brown

The new plans show the following: Site plan revised to show parking and driveway. Revised 1:500 site plan.

Comments are required by 30/03/2001.

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/2001/342 (Planaps) / (Ludhouse) Date Rec. 19 MARCH 2001

Location: Boot End, Wellingtonia Avenue

Parish Fincrampstead.

Applicant:

Description of attached plans Site plan revised to show parking and driveway

Drawing No's: Revised 1:500 site plan

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: as application

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 20.03.01

Yellow - Part One Copy
Green - Officer's Copy

REVISED PLAN

3402

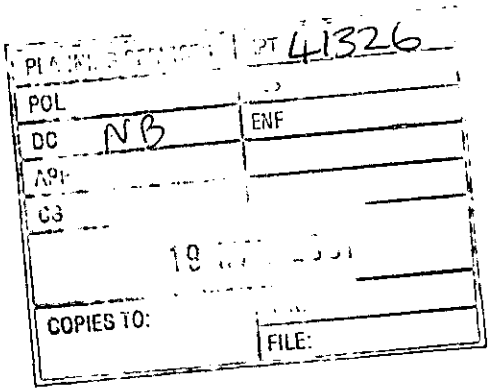
DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

AID/LC/1669

16 March 2001

Ms. Natalie Brown
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



Dear Miss Brown

BOOT END, WELLINGTONIA AVENUE, CROWTHORNE (F/2001/3402)

Further to your recent request please find enclosed five copies of site plan revision A showing a total of between 8 and 10 car spaces on this site.

Yours sincerely

A I Day

Enc

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 14 March 2001

Location:	Boot End, Wellington Avenue, Finchampstead
Proposal:	Proposed raising roof of dwelling to provide rooms in loft with dormer extensions plus two single storey extensions.
Application Number:	F/2001/3402

In response to your consultation dated 28 February 2001 for the above application, the landscape comments are as follows:

I have no objections to the proposal, as although the site is located within an ASLI, it is surrounded by woodland and not visible from any public viewpoint. Increasing the height of the roof will not have any detrimental impact on the adjacent countryside or landscape designation.

Catherine Brimble

Catherine Brimble
Landscape Architect

FROM: Natalie Brown

DATE: 28 February 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/3402

Proposal: Proposed raising of roof of dwelling to provide rooms in loft with dormer extensions plus two single storey extensions..

Site Address: Boot End, Wellingtonia Avenue, , Crowthorne.

Applicant: Mr & Mrs Shearer C/O Day Tanner Partnership.

Your observations are required in respect of this application **by 24/03/2001** .

The Parish Council has no objections to this application.

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

SIGNED: C.S. Clerk DATE: 8-3-01

Clerk To Finchampstead Parish/Town Council.

WAYS CONSULTATION SHEET

DELEGATED

From: Natalie Brown **Date:** 28 February 2001

Application Number: F/2001/3402

Proposal: Proposed raising of roof of dwelling to provide rooms in loft with dormer extensions plus two single storey extensions.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Boot End, Wellingtonia Avenue, , Crowthorne.

Applicant:
Mr & Mrs Shearer C/O Day Tanner Partnership.

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).

Comment

Please could Highways have an additional plan showing the parking layout for 5 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the driveway must also be shown.

Signed: _____ **Print name:** Adam Coggins

8/3/01

12/3: requested plan.

21.FEB.2001 DAY TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

21 FEB 2001

AID/LC/1669

20 February 2001

Mrs C Hurst
Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs Hurst

BOOT END, WELLINGTONIA AVENUE, FINCHAMPSTEAD

Following your return of our application please now find enclosed all the documentation returned herewith together with your query list. You will note that we have redrafted the application forms to retain Certificate A and that we have shown the scale on the additional location plan. We have further added the west facing dormers on the south elevation and six further copies of our drawing number 1669/02A are enclosed.

We hope now that you are able to register this application.

Yours sincerely

A I Day

Enc

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

DAY • TANNER PARTNERSHIP
ARCHITECTURE & PLANNING

AID/LC/1669

21 FEB 2001 * 3462

8 February 2001

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sirs

RAISING OF ROOF AND PROVISION OF ADDITIONAL ACCOMMODATION AT BOOT END, WELLINGTONIA AVENUE, FINCHAMPSTEAD

We refer to a meeting which took place just after Christmas between the owners of this property and your Planning Officer. At that meeting our clients explained the problems that they experience with the current roof on the property and the difficulty of long term maintenance, together with their desire to create a more attractive roof line which would also solve their problems. The rationalisation of the roof also provides them with an opportunity to create additional rooms. A sketch was shown to the Planning Officer and we believe that the principle was thought to be acceptable. The rationalisation requires two very small extension at ground floor level.

These proposals now form part of the planning application and please now find enclosed the following documents:

Six copies each of our drawings numbers 1669/01 and 02
Six copies of site and location plan together with a further location plan showing the extent of the property leading to the road.
Six copies of the Householder application form.
Deposit cheque in the sum of £95.00.

This proposal is similar to a much larger scheme which was approved and built at Wick Hill Lodge about 5 years ago and we hope that you are therefore able to recommend approval along the same lines.

We look forward to hearing from you.

Yours faithfully

A I Day

Encs
cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

EDGE OF THE HILL COTTAGES - BOOT END

ADDRESS THE RIDGES / DRIFT LANE PARISH LINCHAMPST.

PLOT No. See DRIFT LANE ORD. SHEET No. SU 8063 115

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 13076	MR. NAPP	ALT. & RENEW. SEWER, SEPTIC TANK	17.3.80	APP. N/
	[illegible]	ENLARGED (2 COTS. TO ONE)		
Ref 11289	DR BARCLAY	O/APP. DEM. & ERECTION OF		
		2 DWELLINGS	30.8.79	N/A REF
Ref (12883 PART OF EDGE OF THE HILL (SEARCH)	ALL TO SITE PLAN)	O/APP DWELLING ADJ.	10.6.80	N/A REF
Ref 17592	MR N HALL	"	1.7.82	N/A REF
Ref BR 19955	"	S/STOREY EXTENSION	20.1.83	REF. N/A
BR 19736	"	"	30.6.83	N/A dA
Ref BR 21055	"	"	17/8/83	REF.
BR 21055	"	"	22/8/83	APP N/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Alts to roof - 15/12/00 - Sheen

DRAINAGE

091074

ENVIRONMENTAL SERVICES

21.FEB.2001 · 3402

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

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

		For office use only. Application No.:			
1	YOUR NAME	**MR & MRS A SHEARER**			
	ADDRESS	**BOOT END**			
		WELLINGTONIA AVENUE			
		FINCHAMPSTEAD			
		BERKSHIRE			
	POST CODE	TEL.NO			
2	AGENT'S NAME	**DAY TANNER PARTNERSHIP**			
	ADDRESS	**11-13 DUKES RIDE**			
		CROWTHORNE			
		BERKSHIRE			
	POST CODE	**RG45 6LZ**	TEL.NO	**01344 777143**	
3	SITE LOCATION	**BOOT END**			
	We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	**WELLINGTONIA AVENUE**			
		FINCHAMPSTEAD			
		BERKSHIRE			
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	**RAISING OF THE ROOF AND PROVISION**			
		OF ADDITIONAL ACCOMMODATION.			
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 BUT NONE AFFECTED**			
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	**ALL 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.	**NO**			
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	**NO**			

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: **4**	Proposed: **6**
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	**NO**	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 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 complete a full certificate obtainable from Environmental Services

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

CERTIFICATE A

I certify that:

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

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

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 A SHEARER**

DATE 8 FEBRUARY 2001

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐

ENVIRONMENTAL SERVICES

21.FEB.2001 * 3402

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION FORM

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		WELLINGTONIA AVENUE			
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~~*~~ 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.

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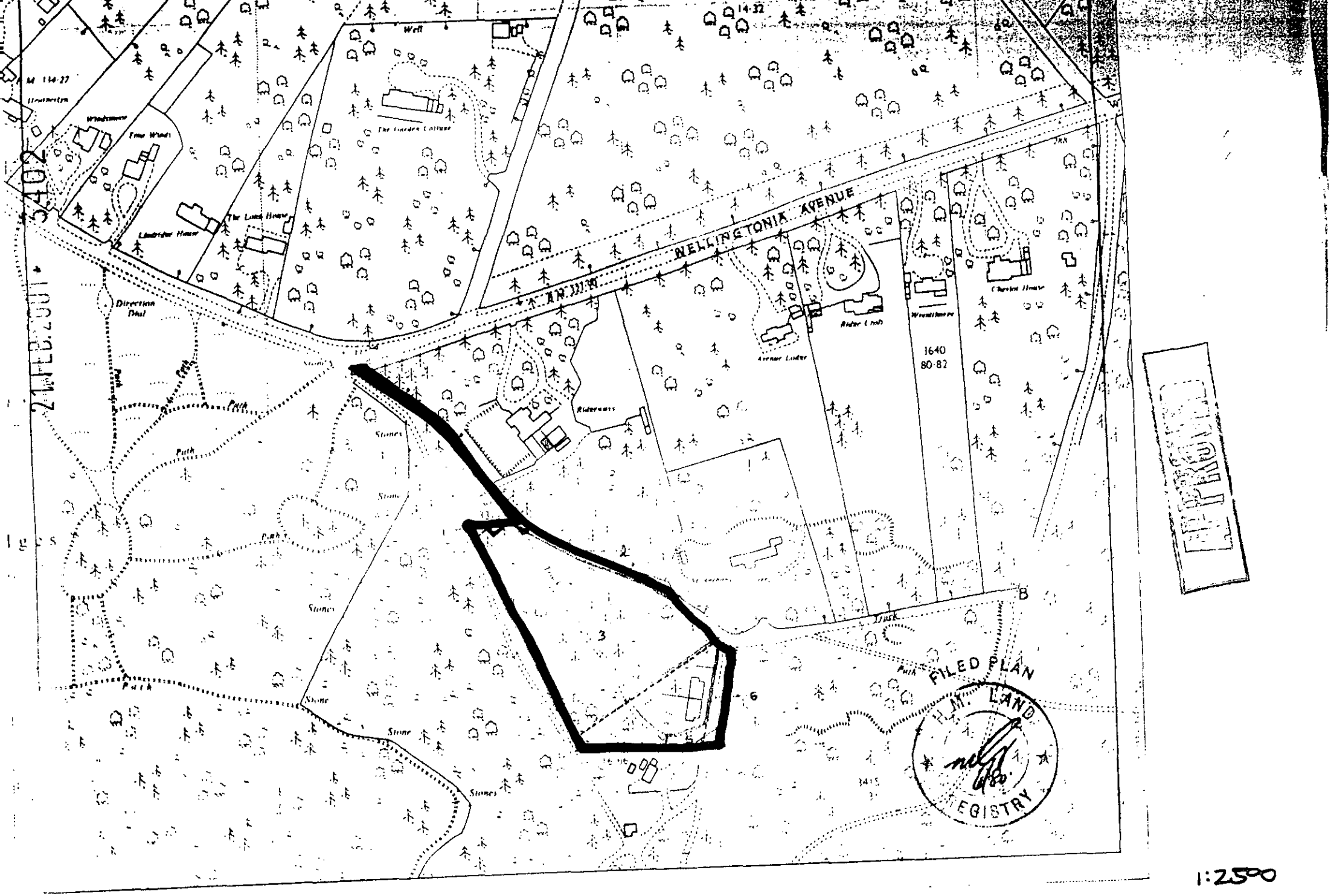
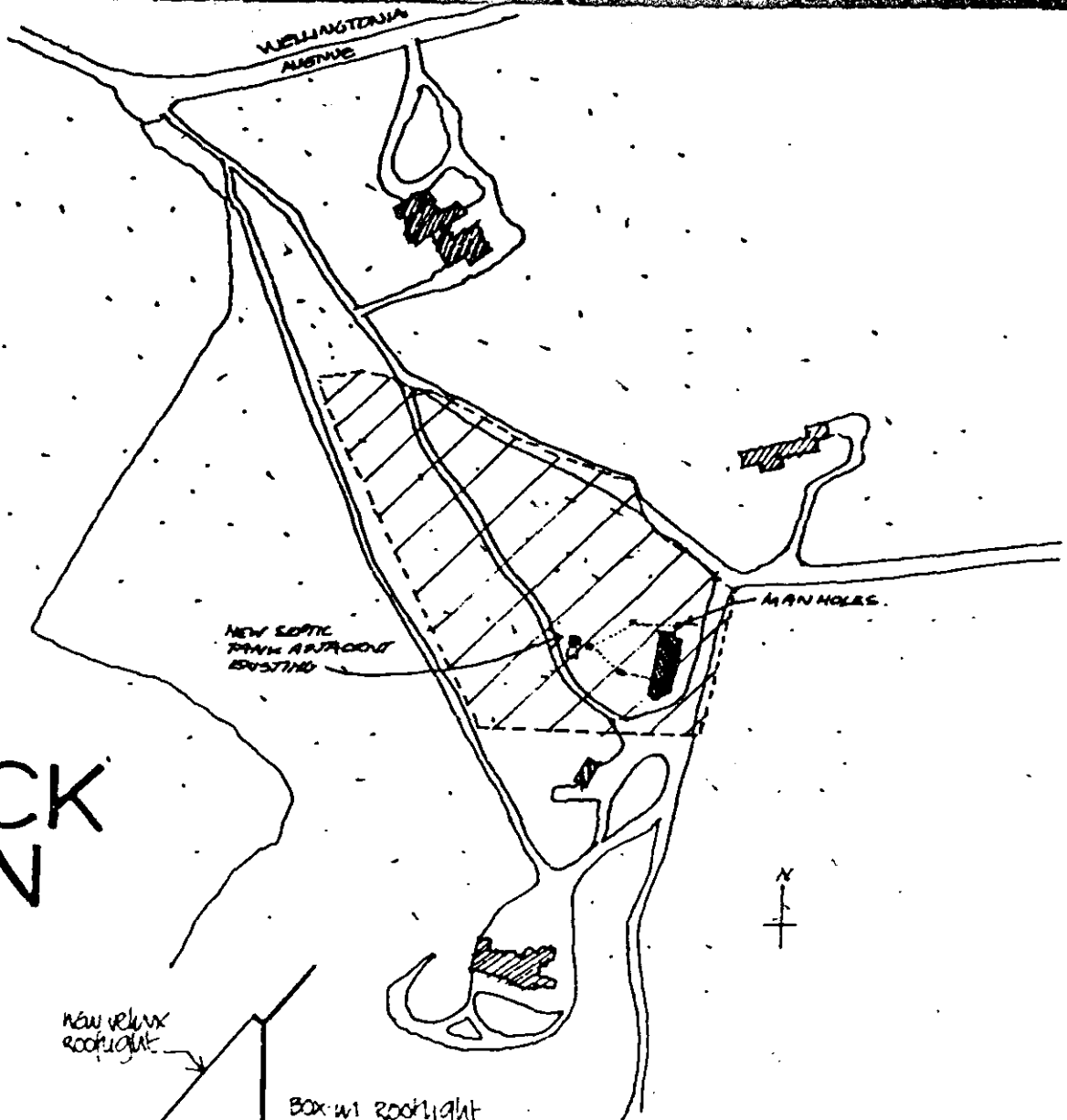
SIGNED L. Clarke ON BEHALF OF **MR & MRS A SHEARER**

DATE 8 FEBRUARY 2001

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐


WELLINGTONIA AVENUE
FILED PLAN
H.M. LAND
REGISTRY
1640
80-82
1:2500



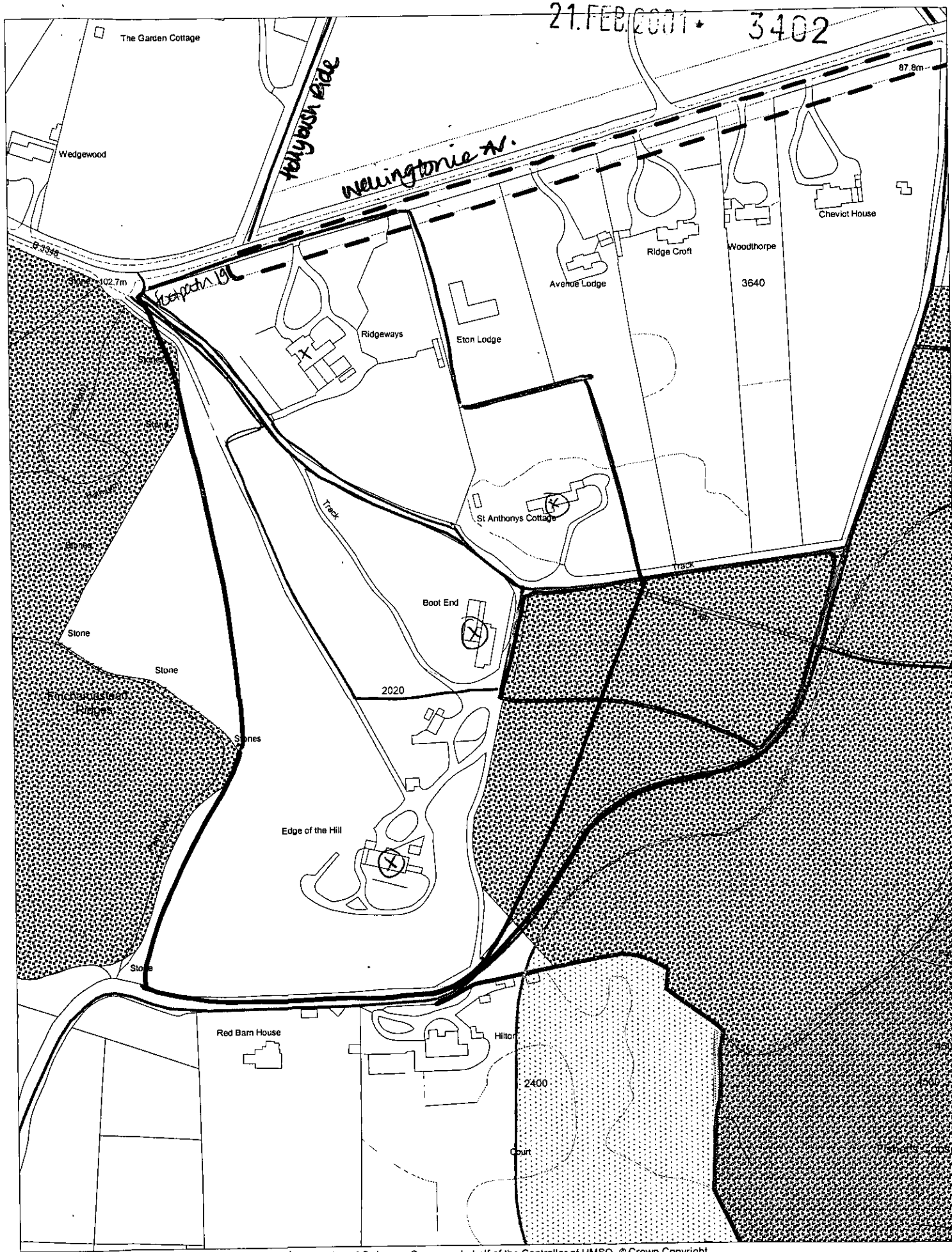


BLOCK PLAN

1:2500

SECTION AA

REMOVE STUD MAKE GOOD PRIOR + PREPARE FOR PAINTING
To be removed Client.



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Development Control Section, Environmental Services, Wokingham District Council.

14 February 2001

Scale: 1 : 2500

N W E S

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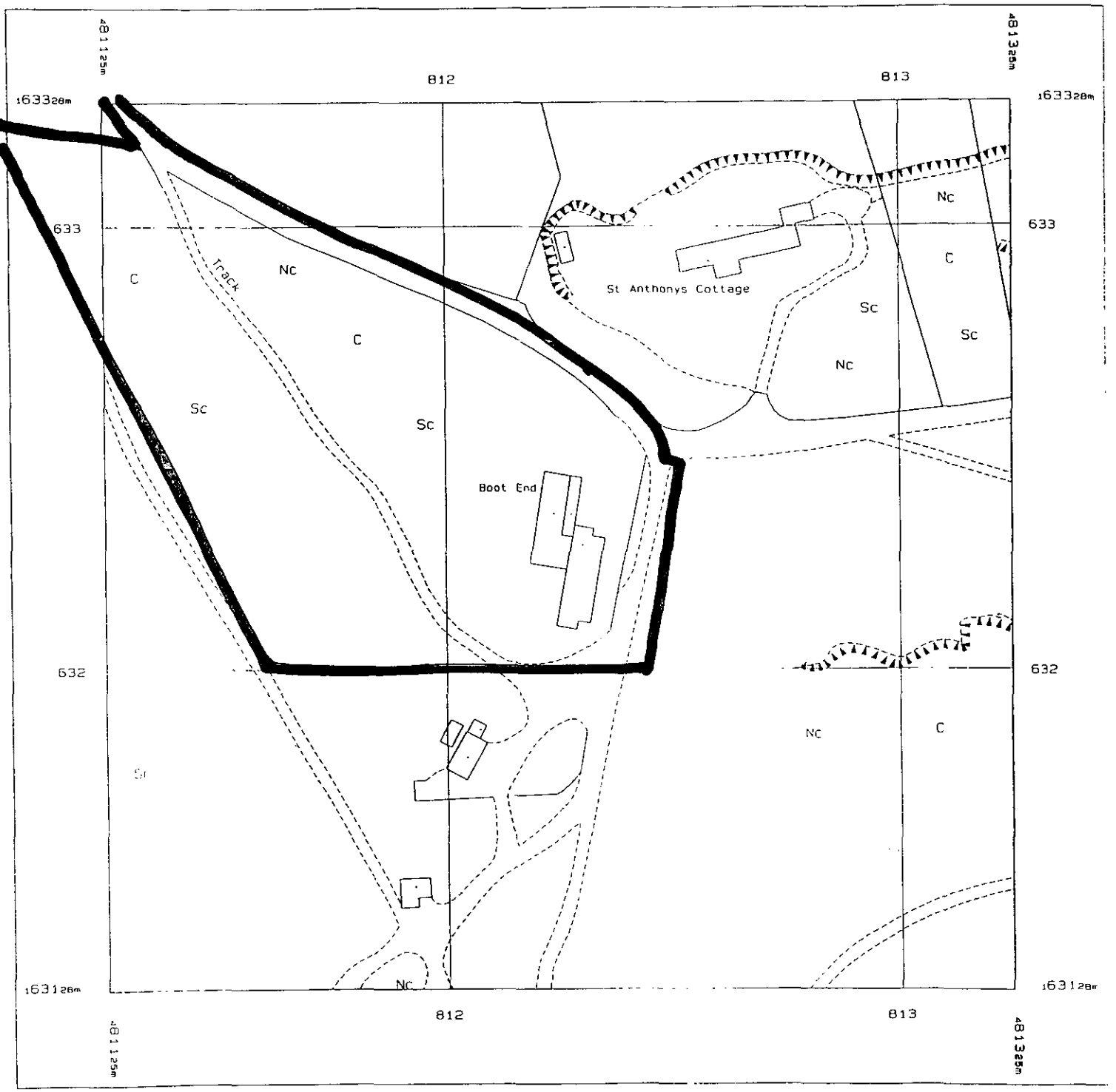
21 FEB 2001 3402

Planning Extract - 1

Site-centred



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Scale 1: 1250

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National Grid sheet reference at centre of this Superplan: SU8163

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This Superplan product does not contain all recorded map information.

Centre Coordinates: 481225 163228

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