SOUTHPORT U.K
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
F/2001/3417

LOCATION:
53 Pinewood Avenue, Crowthorne.

APPLICANT:
Mr C Glass C/O C & C Design Associates

PROPOSAL:
Proposed two storey side extension to dwellin and single storey rear extension.

EARLIEST DATE FOR DECISION: **25/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
16/04/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr C Glass
C/O C & C Design Associates
The Birches
Lower Wokingham Road
Crowthorne
Berkshire
RG45 6BX

Application Number: F/2001/3417

Parish: **WOKINGHAM WITHOUT**

Location: **53, Pinewood Avenue, Crowthorne.**

Proposal: **Proposed two storey side extension to dwelling and single storey rear extension.**

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 north facing side elevation of the extensions hereby approved except for any which may be shown on the approved drawing(s).

Condition
4. 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) the garage accommodation on

the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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.

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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

John Mitchell
Development Control Manager
Date: 03/04/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	3417 GA
BUILDING CONTROL NUMBER.	FP 2001/1876 Brian
~~APPLICANT~~/AGENT	C+C Design
ADDRESS OF SITE	53 Pinewood Ave. Crowthorne WOK. WITHOUT.
DESCRIPTION OF PROPOSED WORK	s/s rear ext + 2 storey side ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	G/03300/02	G/03300/02
FLOOR PLANS	G/03300/10	G/03300/01

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	5/6/01	

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	

Received by Wokingham District Council

Application No: F/2001/3417

Proposal:
Proposed two storey side extension to dwelling and single storey rear extension.

Location:
53, Pinewood 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/03/2001. 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

01 March 2001

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

Tel: 0118 974 6442

Date: **01 March 2001**

My ref: F/2001/3417

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/2001/3417
53, Pinewood Avenue, , Crowthorne.
Proposed two storey side extension to dwelling and single storey rear extension.

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/2001/3417**
53, Pinewood Avenue, , Crowthorne.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

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

Tel: 0118 974 6442

Date: **01 March 2001**

My ref: F/2001/3417

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
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John Mitchell

John Mitchell
Development Control Manager

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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: **01 March 2001**

My ref: F/2001/3417

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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Case officer: **George Allpress** Application Number: **F/2001/3417**
53, Pinewood Avenue, , Crowthorne.
Proposed two storey side extension to dwelling and single storey rear extension.
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**********

WORK SHEET FOR: George Allpress

Application Number: F/2001/3417

Applicant: Mr C Glass C/O C & C Design Associates

Location: 53 Pinewood Avenue, Crowthorne.

Proposal: Proposed two storey side extension to dwelling, and single storey rear extension.

Site Notice Displayed? :

YES	NO	DATE

Date of Neighbour Notifications: 01/03/01

Date of Site Visit: 08/03/01

Date Registered: 19/02/2001

Earliest Date for Decision: 25/03/2001

Latest Consultation Date/Site Notice Expiry Date: 25/03/2001
02/04/01

This application will have expired on: 16/04/2001. 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:

Highways - recommend approval subject to appropriate conditions

Wokingham Without Parish Council – no objections.

At the time of writing no further comments have been received.

The following policies apply: Berkshire Structure Plan policy EN1: Policies 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/2001/3417

Appraisal:
The application property is a two storey semi-detached Victorian/Edwardian house which is situated on the east side of Pinewood Avenue. The attached no.55 is to the south. The relationship with the neighbour to the north, no.51 is unusual with a large part of its garden area at the front of their house. The building envelope of the no.51 is around 25 metres east of the application property and about 10 metres northward. No.51's plot is almost 80 metres long, but with a narrow frontage. They have a single storey garage immediately adjacent the application site.

The application proposes a two storey side extension which would be recessed behind the front elevation at both ground and first floor level. The roof line would be lower than the existing.

The application also proposes a single storey ground floor extension that measures around 9.0 metres long. Both extensions would be built hard up against the north boundary, that with no.51.

The single storey rear extension would have no impact on the street scene, and the two storey side extension is designed in keeping with the character of the exiting dwelling and would not harm the street scene.

In terms of amenity: the two storey side extension would have no adverse impact on the attached neighbour and the single storey rear extension, is part width and would stop short of no.55's boundary by about 3.6 metres thus ensuring against enclosure, overbearing impact or loss of light.

In respect of the neighbour to the north, no.51: that property is sufficiently distanced from the application site to ensure no adverse impact to the dwelling itself. In respect of their grounds the following applies: the application property has an existing detached garage and shed which cover, in plot depth the extent of coverage currently proposed by the new ground floor extension. In addition no.51 has a detached garage on their land at a point adjacent the application site. Therefore, although the proposed single storey extension would normally be considered excessive in its depth, it is considered that the current proposal would result in no worsening of the existing relationship and therefore no material harm would result.

No side windows are proposed and the addition of a fist floor rear window would not materially alter the existing situation.

No other dwelling would be impacted upon.

The application proposal demonstrates compliance with off street parking requirements.

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

Application Number: F/2001/3417
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
			INSERT: .....in the north facing side elevation of the extensions hereby approved.....
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
			INFORMATIVE
1	**N16**		**INSERT:** Berkshire Structure Plan policy EN1: Policies SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

3/4/07

RECORD OF SITE VISIT

SITE ADDRESS: 53 Pinewood Avenue, Crowthorne.

APPLICATION NUMBER: F/2001/3417

OFFICER: George Allpress

DATE OF SITE VISIT: 08/03/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by mixed styles houses.

3. DESCRIPTION OF SITE/BUILDING Two storey semi-detached Victorian/Edwardian house in use as a single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.55 adjacent attached to the south - no other dwelling within 15 metres of the application site.

5. SITE CONSTRAINTS

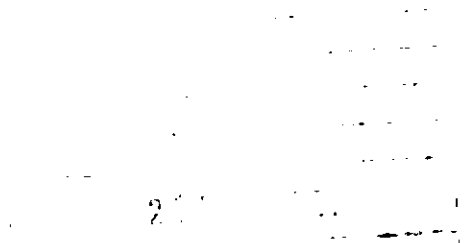
TREES	No trees in the immediate vicinity of the application site.
ACCESS/PARKING	Front and side parking sufficient to accommodate 3 cars.
LEVELS	House approximately 0.5 metres above road level otherwise relatively level ground.
BOUNDARY TREATMENT	Hedge and fencing
OTHERS	None

Wokingham Without Parish Council Consultation Sheet

Officer	George Allpress
No	F 2001 3417
Proposal	two storey side extension to dwelling and single storey rear extension.
Site	53 Pinewood Avenue, Crowthorne

Committee's Comments

no objections



Signed : _____
Clerk to Wokingham Without Parish Council

20 March 2001

1792

GA

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/.3417 relates.

Address of site 53 PINEWOOD AVENUE

CRANTHORNE BERKS RG45 6RR

Signed

Date 12/3/01

COPIES TO:

ASK:

FILE:

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

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 01 March 2001

Application Number: F/2001/3417

Proposal: Proposed two storey side extension to dwelling and single storey rear extension.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
53, Pinewood Avenue, , Crowthorne.

Applicant:
Mr C Glass C/O C & C Design Associates.

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).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam Coggins 8/3/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	19 FEB 2001
Officer: GA	Application No. F/2001/3417

Map No. 109 Site 005

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION

Location: 53 PINEWOOD AVE

Parish: WOK W/OUT Ward: WOK W/OUT 1.03.01 B.

Applicant: MR C GLASS

Fee Received 95-00 (14) 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 1.3.01 ~~28.2.01~~ 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.

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

19.FEB.2001 * 3417

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

Tel: 01344 772043
Fax: 01344 780897

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

19th Febuary 2001.

F.A.O. :- Planning Dept.

Dear Sir

Ref :- **53 Pinewood Av, Crowthorne.**

Please find enclosed in support of my clients application for the above, the duly completed documentation, together with supporting plans and application fee.

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.

Corporate Building Surveyor

ADDRESS 53 PINEWOOD AVENUE

PARISH WOK/WITHOUT

PLOT No. Ex. 2 WEST VIEW

ORD. SHEET No. SU.8464 109

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
210/50	X.C. PITHER	EARTH CLOSET & FUEL STORE	13.6.50	APP. W/A
PD/555/60	"	GARAGE	1.12.60	APP. W/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - C Glass - Replacement Gar. & Exts. 26.06.00

DRAINAGE

091074

19.FEB.2001 * 3417

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.

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. C. GLASS
	ADDRESS	53 PINEWOOD AV CROWTHORNE BERKS.
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	
	ADDRESS	C & C DESIGN ASC. ~~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	53 PINEWOOD AV. CROWTHORNE RG45 6RR.
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	two storey side extension with single storey rear extension and alterations.

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

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — Brickwork and tiles to match existing.

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

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

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

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

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) ✓
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:

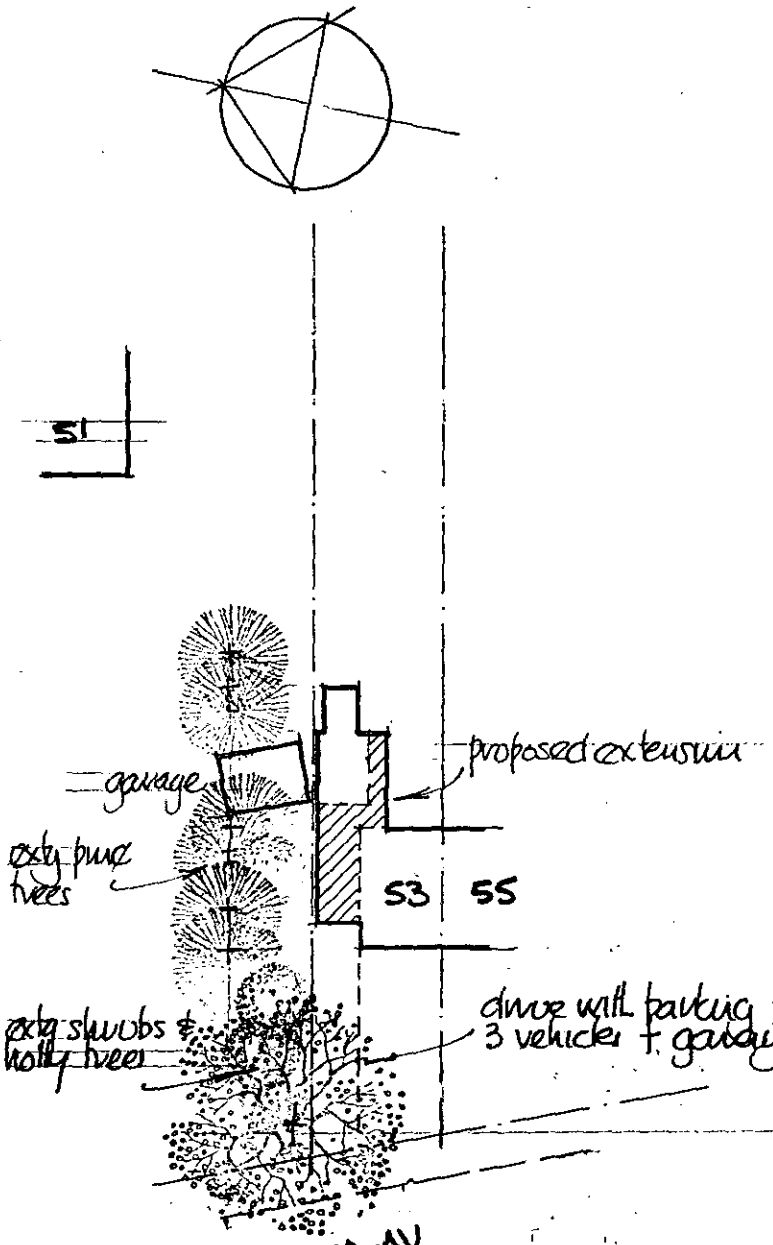
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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 C. GLASS.

DATE 19 02/01.



1:500 BLOCK PLAN



53 PINEWOOD AV

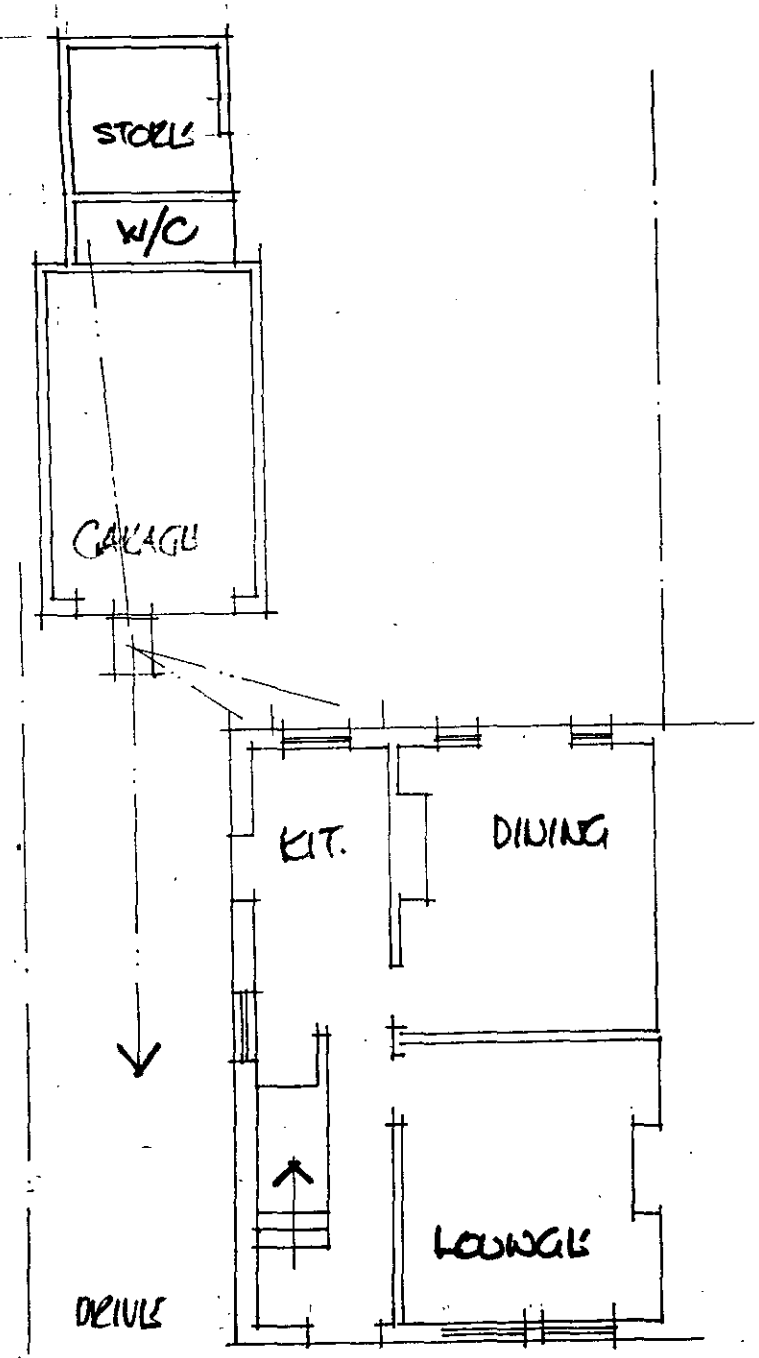
1:1250 LOCATION PLAN.

3417

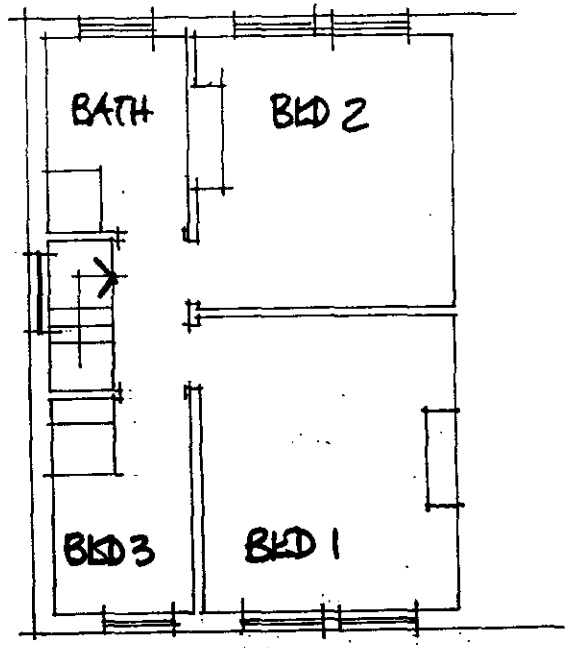
5/6/01

58 PINKWOOD AV

EXISTING FLOOR PLANS 1:100



GROUND



FIRST.

19.FEB.2001 * 3417