APPLICATION NO:
F/2000/0980

LOCATION:
75 Ellis Road, Crowthorne.

APPLICANT:
Mr & Mrs Woolard C/O C & C Design

PROPOSAL:
Proposed loft conversion with front dormer extension and first floor rear extension to dwelling.

EARLIEST DATE FOR DECISION: **22/04/2000**

APPLICATION EXPIRY DATE: **12/05/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Woolard
C/O C & C Design
The Birches
Lower Wokingham Road
Crowthorne
Berkshire
RG11 8BX

Application Number: F/2000/0980

Parish: **WOKINGHAM WITHOUT**

Location: **75, Ellis Road, Crowthorne.**

Proposal: **Proposed loft conversion with front dormer extension and first floor rear extension to dwelling.**

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

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

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

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell

John Mitchell clk
Development Control Manager
Date: 04/07/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Wokingham Council Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

PLANNING SERVICES	HPT
PDC	TLC
DC	ENF
APP	
CS OBS	
19 APR 2000	
COPIES TO:	ACK:
	FILE:

Mr G.A. COX
73 Ellis Rd
Crowthorne
Berkshire
RG45 6PL

17 April 17, 2000

Dear Sir or Madam:

R E The Planning Application to 75 Ellis Road Crowthorne Ref No/F/2000/0980

I must express my concerns regarding the planing application to the property at the above address. I think the development will be out of keeping and very unsightly as the property will be a complete mix and match of designs and very imposing on all properties in the vercinity

1. If the roof is raised it will block about 80% of the afternoon light in to my rear garden and all the light into my kitchen and utility room.

2. I am also very concerned that I will have 3 no windows looking directly into my rear garden

Window 1
This is a velux type of window to the master bedrooms ensuite. If this window is opened it, pivots either at the top or half way up, this means any person using the room will be able to look directly into my rear garden

Windows 2&3
These are at present ensuite windows and have opaic glass. I am very concerned that if these windows are left in a bedroom they may be changed at a later date for clear glass

3. If the brickwork is to be raised or altered, what area of brick will be used, as there are three different types of brick. It could look like very unsightly if matched wrong

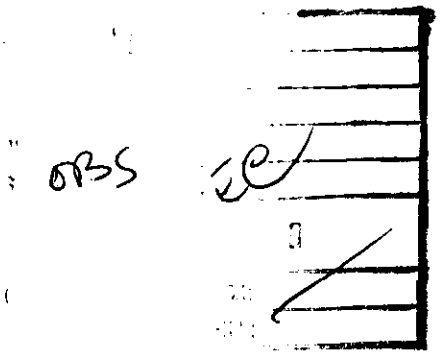
4. I am also very concerned about the out look to my rear garden, as the hole side to 75 Ellis Rd will be brick wall and a mass of roof, as far as you can see and very high and imposing.

5. On a previous panning application, before the passing of the front extension, you will find that the application was turned down due to over development so the front extension was made smaller. If that is the case this application must be classed as over development of the site

I have enclosed three no drawings showing the amount of trees in the versinity and the amount of shade the development will cause. I would also like some one to contact me regarding a site visit so you can see what the outlook will be from my property. My home phone number is 01344 774439 please leave a massage on the answer machine or my mobile 07970493227

Yours Sincerely

Mr. Geoffrey Cox



Mr & Mrs P A Hutchins
51 Wiltshire Avenue
Crowthorne
Berks
RG45 6NH
Tel: 01344 761620

14 April 2000

Mr Chris Wood
Wokingham District Council
Environmental Service Department
Planning Services
P O Box 157
Shute End
Wokingham
Berks
RG40 1WR

REF Application No F/2000/0980

Dear Sir

We are writing concerning the recent planning application for the proposed loft conversion with front dormer and first floor rear extension to 75 Ellis Road, Crowthorne.

As our property will be affected by the proposed plans, we were very surprised at the lack of communication by your offices. We were only made aware of the plans by a neighbour, several houses further away, who had received written notification from yourselves.

Having reviewed the plans in detail, **we would like to register our objection to the proposed extension for the following reasons;**

1. The proposed rear extension has an opening window, which would look directly into our master bedroom, dining room, kitchen and rear garden, this would deprive us of any privacy that we already have. Currently there are three small windows with frosted glass to the side of the property that we acknowledged and accepted when making the decision to purchase our house.

2. Our current view is of the side of the property, the majority of which is brickwork. By adding the proposed first floor rear extension, any remaining view that we have, would be totally obscured by further brickwork.

3. The loft conversion with front dormer window, will have two windows directly over looking the rear of our property. These windows currently have frosted glass, however we suspect that if planning permission is granted this glass would be replaced, as they would become side windows into a bedroom.

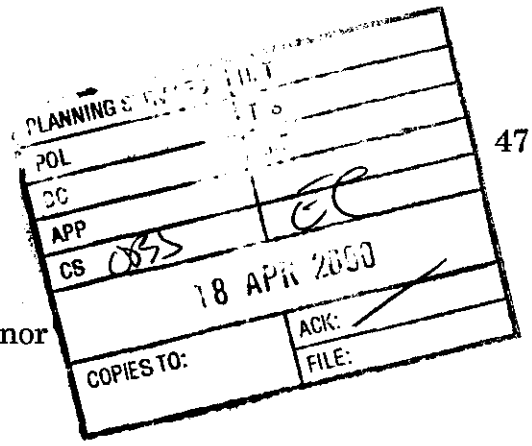
4. Our rear garden faces West and therefore any afternoon sun may be obscured by the proposed extension, especially towards the end of summer.

5. The original property was a bungalow. Over the years this property has been modified on number of occasions. A planning application was submitted to extend the property above the garage. This application was rejected on the grounds that the property had already been over developed. Therefore planning approval should surely **not** be granted on this occasion.

We should be grateful if you would acknowledge receipt of this letter and keep us informed of any further developments.

Yours sincerely,

Mr & Mrs P A Hutchins



47 Wiltshire Avenue
Crowthorne
Berks RG45 6NH

16th April 2000

Your Ref: Elaine Connor
F/2000/0980

C Wood
Head of Planning and Transportation
Environmental Services Department
P O Box 157 Shute End
Wokingham
Berks RG40 1WR

Dear Sir/Madam,

Thank you for advising us of the proposed extensions to 75 Ellis Road, Crowthorne.

We wish to object to the proposed first floor rear extension of the house. In particular we feel that the large end window on the first floor extension facing in a southerly direction will overlook our property. This window may, with the existing shrubbery, be hidden from our house but the undergrowth is not permanent and should it be cut back our privacy would be jeopardised.

We would be grateful if you would consider this matter when making your decision on the planning application.

Yours faithfully,

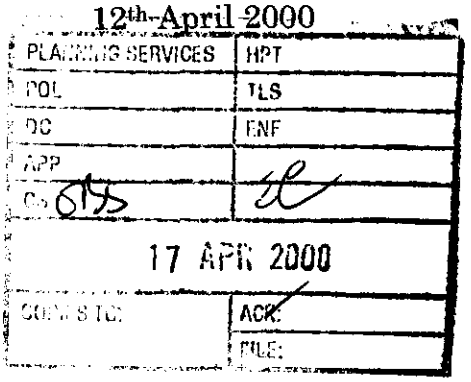
J C McKeever (Mrs) and D G McKeever

Tel:(01344) 772999

"Denoria"
49 Wiltshire Avenue
Crowthorne
Berks RG45 6NH

Your Ref: Elaine Conner F/2000/0980

12th April 2000



Mr C Woods
Head of Planning & Transportation
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

Dear Sir,

I wish to object to the proposed extension to No. 75 Ellis Road, Crowthorne as shown in the above noted application and associated plans.

My objections are as follows:

1. Although the plans show a distinct gap between the existing ground floor and my boundary, this gap does not exist. In fact, the south-east corner of the lounge actually protrudes onto my property. I have tolerated this situation since the building was erected but could not agree to any exaggeration of it. The proposal to change to a pitched roof would mean that the necessary guttering etc. would invade my property even more.

2. The additional windows shown in the first floor rear extension would look directly into my living area (kitchen and lounge).

3. The "Existing Trees" shown in my garden are two or three mature trees, but mostly shrubs which will suffer if a raised roof blocks out more light.

4. After two previous extensions, which more than doubled the size of the original building, I feel most strongly that this proposal represents a vast over-development of the site.

Yours faithfully,

D G CLEVERLY

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 20 June 2000
My ref. JM/SB/F/2000/0980
Your ref.

30635

Mr 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 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Corio

75 ELLIS ROAD

Thank you for your letter of 13 June 2000 regarding the above planning application.

I am looking into this matter and I hope to shortly be able to release a decision notice granting planning permission for the development.

Please do not hesitate to contact me should you require any further information.

Yours sincerely

JOHN MITCHELL
Development Control Manager

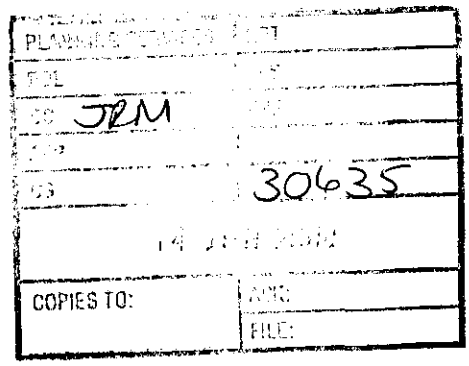
C&C DESIGN ASSOCIATES
SURVEYORS & ARCHITECTURAL CONSULTANTS
Principal : C. A. J. Corio F. I. A. S.

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

Tel: 01344 772043
Fax: 01344 780897

REPLY REQUIRED
28/6

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



13th June 2000

F.A.O - Mr J Mitchel - Planning Dept.

Dear Sirs

Ref :- **75 Ellis Road - App No 0980.**

With reference the above application, I understand you are currently considering your officers recommendations, especially her concern with regard to the apparent impact the proposed replacement pitched roof to the existing single storey extension has on the adjoining property.

Following your officers site visit and inspection and her discussions with my client, I endeavoured to contact the officer in order to discuss the concerns mentioned to my client at the time. Having finally made contact with the officer yesterday, I was surprised to be informed that without reference to my calls, the application was being recommended for refusal without discussion.

Before making your final decision, I would be grateful if you could please contact me to discuss the proposals. I wish to draw to your attention that I endeavoured to contact your officer in order to discuss the matter initially. I especially wished to point out that the proposals do adhere to your Planning Guidelines B1 with regard to overshadowing of the adjoining property. Also, as I understand the neighbour has no objections to the roof , he is more concerned with the mature trees on the other neighbours property.

Yours faithfully

C A J Corio.

Corporate Building Surveyor

Realised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0980	EC
BUILDING CONTROL NUMBER	FP2000/0508	Brian
APPLICANT/AGENT	C+C Design	
ADDRESS OF SITE	75 Ellis Road Crowthorne WOK WITHOUT	
DESCRIPTION OF PROPOSED WORK	first floor rear ext + loft conversion with front dormer	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	rec'd 3/4/00	rec'd 12/3/00
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	7/7/00.	

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	

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

Tel: (0118) 974 6451

Date: **29 March 2000**

My ref: F/2000/0980

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/2000/0980
75, Ellis Road, , Crowthorne.
Proposed loft conversion with front dormer extension and first floor rear extension to dwelling.

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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/0980**
75, Ellis Road, , Crowthorne.
Proposed loft conversion with front dormer extension and first floor rear extension to dwelling.

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 6451

Date: **29 March 2000**

My ref: F/2000/0980

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/2000/0980
75, Ellis Road, , Crowthorne.
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If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451.**

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/0980**
75, Ellis Road, , Crowthorne.
Proposed loft conversion with front dormer extension and first floor rear extension to dwelling.
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 6451

Date: **29 March 2000**

My ref: F/2000/0980

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/2000/0980
75, Ellis Road, , Crowthorne.
Proposed loft conversion with front dormer extension and first floor rear extension to dwelling.

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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/0980**
75, Ellis Road, , Crowthorne.
Proposed loft conversion with front dormer extension and first floor rear extension to dwelling.
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**********

Received by Wokingham District Council

Application No: F/2000/0980

Proposal:
Proposed loft conversion with front dormer extension and first floor rear extension to dwelling.

Location:
75, Ellis 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/04/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

ADDRESS 75 ELLIS ROAD PARISH WOR/ANTHONY

PLOT No. ORD. SHEET No. SU.8363 108

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
R/136/70	MR. A.H. COX	ADDITION AT REAR, INT. ALTS.	30.4.70	APP.	C/A
BR23467	"	CONVERSION & ONE GARAGE	8.10.84	REF	N/A
22339	"	EXTENSION TO HOUSE & DBLE GARAGE	18.10.84	N/A	REF
BR23716	"		9.11.84	REF	N/A
22822	"	"	9.1.85	N/A	REF
23237	"	"	4.4.85	N/A	C/A
BR24659	"	DBLE. GARAGE, GR. & 1ST FLOOR EXTS	24.7.85	APP	N/A
37635	"	DET. HOUSE & GARAGE (ALSO R/O 51 WILLOWMEAD AVE)	ADS. 21.6.91		REF
38472	73 ELLIS ROAD	"	20.11.91		C/A
FP/92/0238	"	"	27.4.92	APP	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0980

Applicant : Mr & Mrs Woolard C/O C & C Design.

Location : 75, Ellis Road, , Crowthorne.
Proposal : Proposed loft conversion with front dormer extension and first floor rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14.4.00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 17/03/2000

Earliest Date for Decision : 22/04/2000

Latest Consultation Date/Site Notice Expiry Date : 22/04/2000

Application Expiry Date: 12/05/2000

Consultation Responses :

WINHAM WITHOUT P. COUNCIL: No objections

HIGHWAYS: recommend cond. SC23 (SR06)
'Parking & garaging'

OBS LETTERS: No 73 Ellis Road
No. 47 Wiltshire Ave
51 " "
49 " "
No. 77 Ellis Road

Planning Issues :
IMPACT UPON NEIGHB. PROPS

Application F/2000/0980

The existing dwelling has a single storey rear element which projects from the main dwelling by 12m approx. That element of the extension closest to the main dwelling has a pitched roof rising to a height of 4.7m to the ridge. The further projection of this extension has a flat roof.

It is proposed to raise the pitched roof by approximately 1.8m to provide 1st floor accommodation. The extension would have rooflights on both slopes: it is also proposed to replace the flat roof with a pitched roof rising to 3.9m, rather than the 2.4m as existing.

A front former window is also proposed.

Impact on the neighbouring properties

The property most affected by the proposal would be 73 Ellis Road. It is considered the raising of the roof, although having some effect on outlook and aspect, would retain a satisfactory relationship between the properties. The amenity of the occupiers of no 73 would not be so adversely affected as to warrant refusal.

The relationship with other properties is considered satisfactory.

Impact on the street scene

There would be no adverse impact on the street scene or the character of the surroundings

Recommendation

Approve

Application Number F/2000/0980
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			It is considered that the proposed extension, by virtue of its siting & scale would have an adverse negative impact upon the daylighting to the rear of no. 73 Ellis Road. It is also considered that the proposed development will have enclosing effect upon the rear garden of no 73. As such the application is contrary to Policy WBE1 of WDLP (Deposit Draft) & Policy SBE2 of the SERLP.
1	SC01	SR02	
2	SC53	SR12	'works'

4/12/00

RECORD OF SITE VISIT

SITE ADDRESS: 75 Ellis Road Crowthorne.

APPLICATION NUMBER: F/2000/0980

OFFICER: Elaine Connor

DATE OF SITE VISIT: 14.4.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS

established residential area
mixture of housing types

3. DESCRIPTION OF SITE/BUILDING

2st detached dwelling
S storey rear extension with existing pitched roof & flat roof design

4. RELATIONSHIP TO ADJOINING PROPERTIES

mature soft tree screen along side bound with no 73.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2000/0980	Mr G a Cox 73 Ellis Road Crowthorne RG45 6PL
F/2000/0980	Mr & Mrs J Mc Keever 47 Wiltsire Avenue Crowthorne RG45 6NA
F/2000/0980	Mr & Mrs P Hutchins 51 Wiltshire ave Crowthorne Rg45 6NM
F/2000/0980	D G Cleverly Denoria 49 Wiltshire ave Crowthorne Rg45 6NH
F/2000/0980	LR & MA Worf 77 Ellis Road Crowthorne RG45 6PL

App approved,
Letter sent 06/07/00

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 29 March 2000

Application Number: F/2000/0980

Proposal: Proposed loft conversion with front dormer extension and first floor rear extension to dwelling.

Site Address:
75, Ellis Road, , Crowthorne.

Applicant:
Mr & Mrs Woolard C/O C & C Design.

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).

SC 23- PARKING & GARAGING (SR 06)

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

7-4-00

FROM: Elaine Connor

DATE: 29 March 2000

RECEIVED

WOKINGHAM WITHOUT PARISH CONSULTATION SHEET

Application Number: F/2000/0980

Proposal: Proposed loft conversion with front dormer extension and first floor rear extension to dwelling..

Site Address: 75, Ellis Road, , Crowthorne.

Applicant: Mr & Mrs Woolard C/O C & C Design.

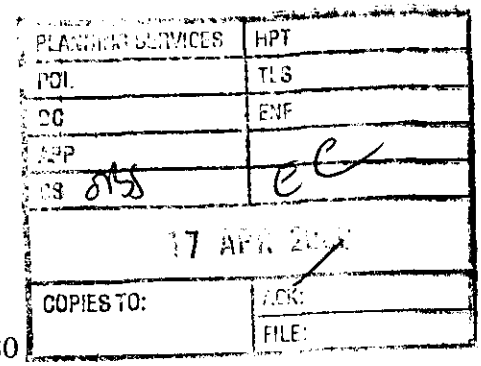
Your observations are required in respect of this application **by 22/04/2000** .

No objections.

SIGNED: _____ DATE: 11-4-2000

Clerk To Wokingham Without Parish/Town Council.

From
Mr. & Mrs L.R.Worf
77 Ellis Road Crowthorne
Berkshire
RG45 6PL
12.4.00



Reference Planing Application for 75 Ellis Road No F/2000/0980

Dear Sir/Madam

We have viewed the above plans and have two main objections which are:-
the large window in the side of the existing building and the velux window in the roof of the new extention, we feel that these two windows invade our privicy.

We have spoken to the occupiers of 75 and understand that they are prepared to alter their plans to (1) a bulls eye window to the side of the existing wall and (2) resite the velux window much higher in the roof, this then would not cause us any objections.

Yours faithfully

L.R & M.A Woff

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 17 MAR 2000	Map No. 108 Site 0.07
Officer: EC | Application No. F/2000/0980	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED LOFT CONVERSION WITH FRONT DORMER EXTENSION AND FIRST FLOOR REAR EXTENSION TO DWELLING

Location: 7 S ELLIS ROAD

Parish: WOK W/OUT Ward: WOK W/OUT. 29.3.2000

Applicant: MR | MRS WOOLARD

Fee Received 95-00 (2) 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 : 29.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

NO PRE-APPS.

NEIGHBOURS:

S/N + 73, 77, 88 + 92 Ellis RD

43a, 45, 47 Wiltshire AVE ✓

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

17 MAR 2000 02/30

Wokingham D.C.
Shute End
Wokingham
RG40 1WR

13th March 2000

F.A.O - ~~Building Control~~ Planning Dept.

Dear Sirs

Ref :- **75 Ellis Road, Crowthorne.**

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

These proposals involve the replacement of the present flat and pitched roof structure over the existing single Lounge and Dining area. The provision of a new roof to match the existing pitch and finish etc, including the formation of a new Bedroom within the loft area created.

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 75 ELLIS ROAD

PARISH WOE/WITHOUT

PLOT No.

ORD. SHEET No. SU.8363 108

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/136/70	MR. A.H. COX	ADDITION AT REAR, INT. ALTS.	30.4.70	APP. C/A
BR23467	"	CONVERSION & DBLE GARAGE	8.10.84	REF N/A
22339	"	BUNGALOW TO HOUSE	18.10.84	N/A REF.
BR23716	"	& DBLE GARAGE	9.11.84	REF N/A
22822	"	"	9.1.85	N/A REF.
23237	"	"	4.4.85	N/A C/A
BR24659	"	DBLE. GARAGE, GR & 1ST FLOOR ALTS	24.7.85	APP N/A
37635	"	DET. HOUSE & GARAGE LAND ADS.	21.6.91	REF
		(ALSO R/O 51 WILTSHIRE AVE)		
38472	73 ELLIS ROAD "	"	20.11.91	C/A
FP/92/0238	"	"	27.4.92	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1305 **ENVIRONMENTAL SERVICES**

17 MAR 2000* 0980

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 ADDRESS POST CODE	MR & MRS WOOLARD 75 ELLIS ROAD CROWTHORNE BERKS TEL NO.
2	AGENT'S NAME ADDRESS POST CODE	C & C DESIGN THE BIRCHES LOWER WOKINGHAM ROAD CROWTHORNE BERKSHIRE RG11 8BX TEL 0344 772043 TEL NO.
3	SITE LOCATION 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	75 ELLIS ROAD CROWTHORNE BERKS
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	New Roof with Loft conversion & Front 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 MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	Roof tiles to match existing. with decorative render & stained timber.
7	WILL THE PROPOSAL CHANGE THE PEDESTRIAN OR VEHICLE ACCESS TO THE SITE? Please show details of the existing access and any proposed changes on the plans.	~~YES~~ / NO
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	~~YES~~ / NO

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: 3	Proposed: 4
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	~~YES~~ / NO	
11	CHECKLIST Please 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:

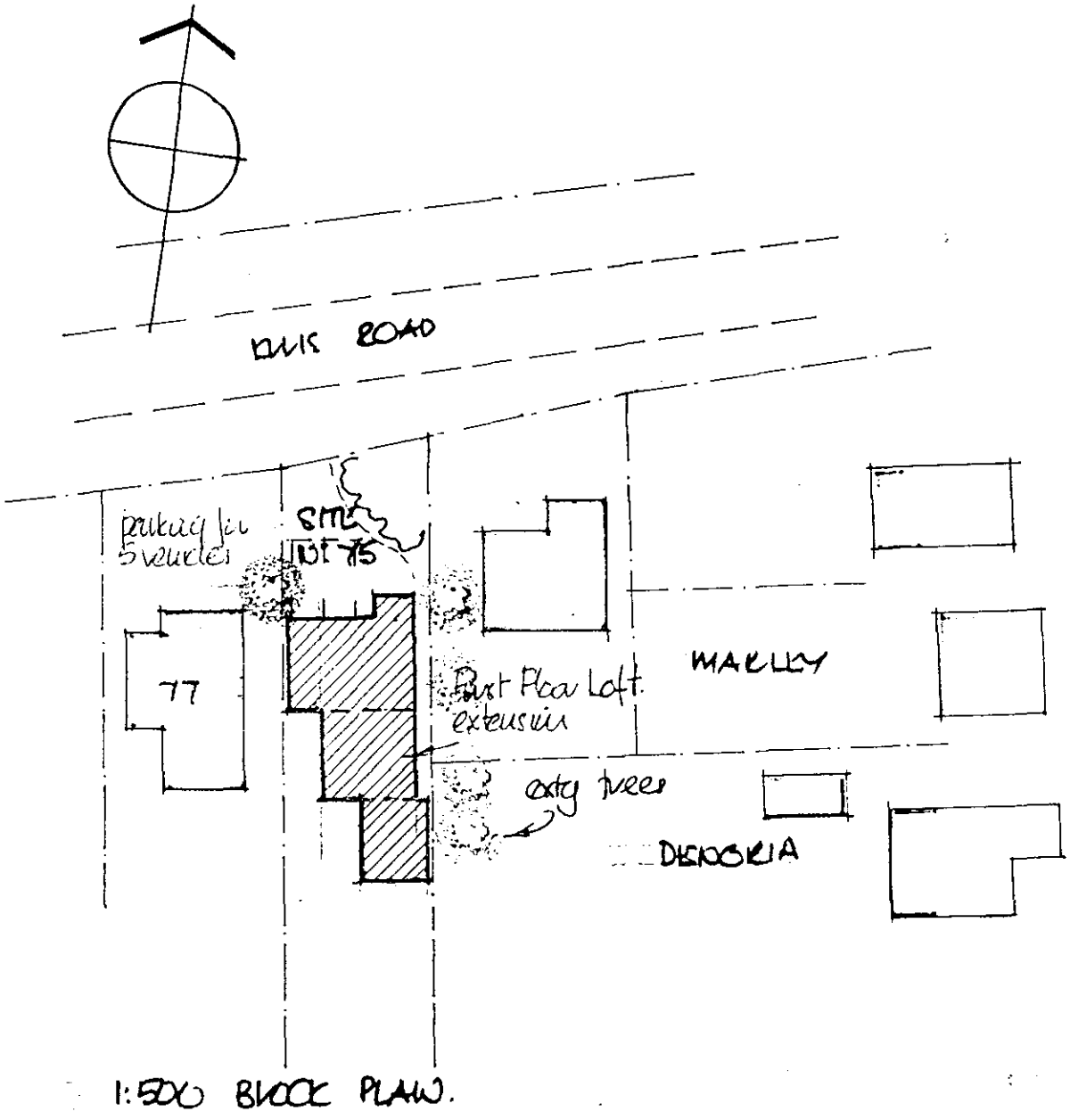
Owner's (a) name	Address at which notice was served	Date on which notice was served

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

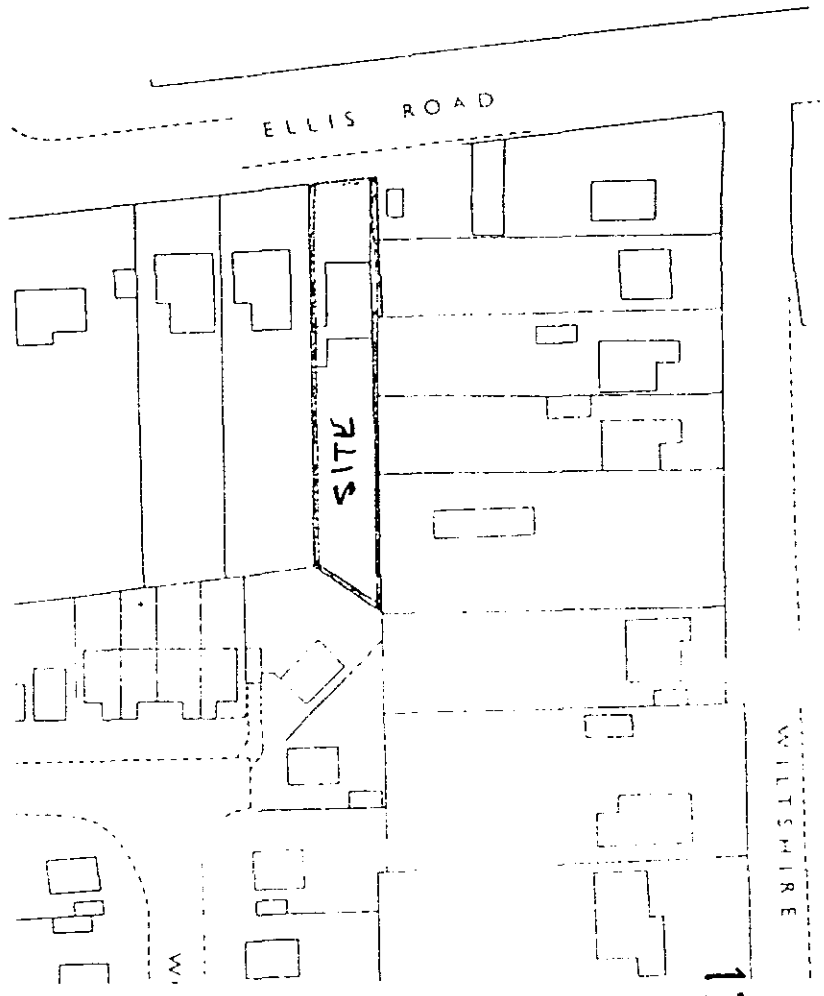
SIGNED [signature] ON BEHALF OF Mr. & Mrs Woodland

DATE 13/3/00

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



1:500 BLOCK PLAN.



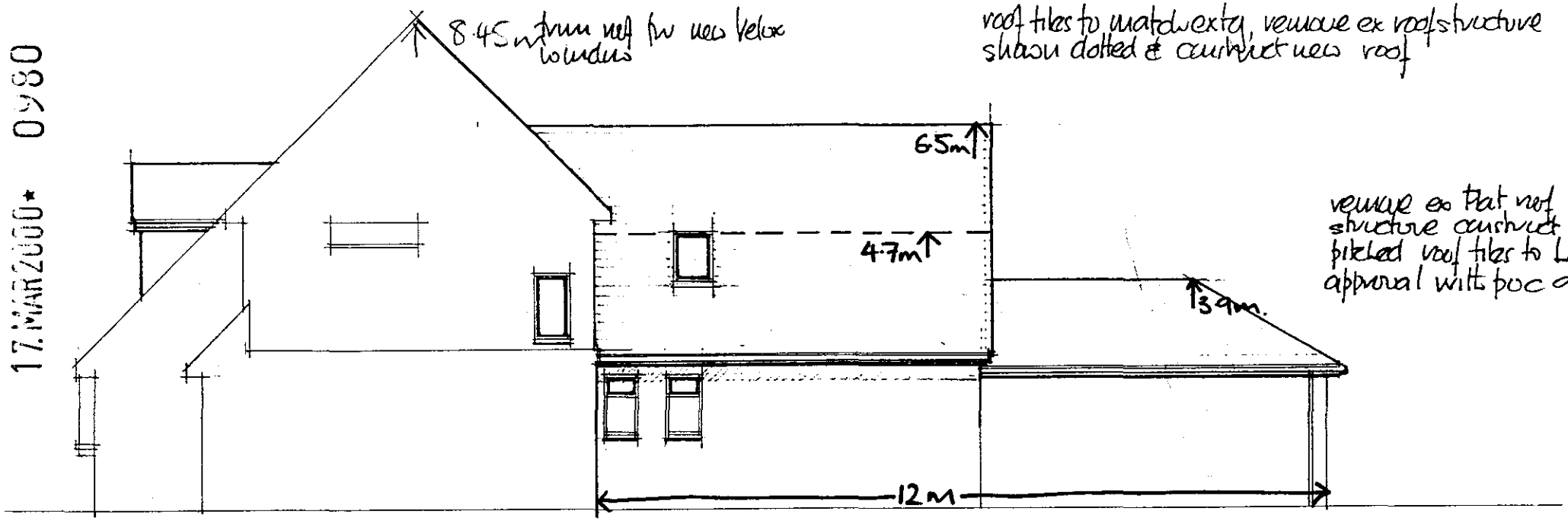
1:1250 LOCATION PLAN

17.MAR2000*

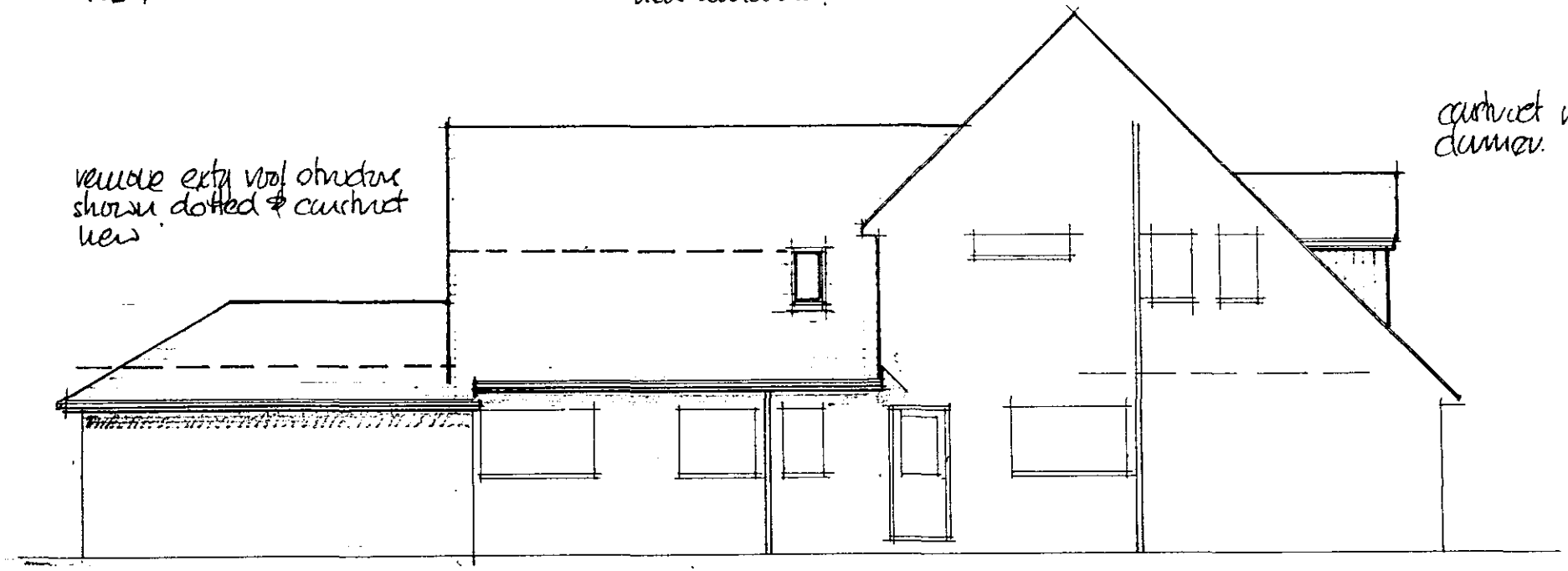
0980

No: 75 ELLIS ROAD CROWTHORNE

17 MAR 2000 0980



WEST



EAST.

75 ELLIS RD — 1:100 ELEVATIONS

7/1/00



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Development Control Section, Environmental Services, Wokingham District Council.

23 March 2000

Scale: 1 : 1250

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