APPLICATION NO:
F/2001/4697 ✓

LOCATION:
30 Lupin Ride, Crowthorne.

APPLICANT:
Mr R Simmonds

PROPOSAL:
Proposed single storey rear extension to form conservatory.

EARLIEST DATE FOR DECISION: **29/09/2001**
28 day exp: [illegible].2019.
APPLICATION WILL HAVE EXPIRED ON:
15/10/2001

CASE OFFICER: **Natalie Brown**

APPROVED

NO OBS

RAILEX
Marbleboard

1288

EASIFILE EP7

10

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Simmonds
30 Lupin Ride
Crowthorne
Berks
RG45 6UR

Application Number: F/2001/4697

Parish:	**WOKINGHAM WITHOUT**
Location:	**30, Lupin Ride, Crowthorne.**
Proposal:	**Proposed single storey rear extension to form conservatory.**

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

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

Condition
2. Except where stated otherwise on the approved drawings, 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 EN1 and LD3.
South East Area Local Plan Policies STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 10/10/2001

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.

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

Tel: (0118) 974 6492

Date: **29 August 2001**

My ref: F/2001/4697

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/2001/4697
30, Lupin Ride, , Crowthorne.
Proposed single storey rear extension to form conservatory.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

Natalie Brown

Development Control Officer

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/4697**
30, Lupin Ride, , Crowthorne.
Proposed single storey rear extension to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

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

Tel: (0118) 974 6492

Date: **29 August 2001**

My ref: F/2001/4697

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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Development Control Officer

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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lewis

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

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

Tel: (0118) 974 6492

Date: **29 August 2001**

My ref: F/2001/4697

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
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Development Control Officer

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30, Lupin Ride, , Crowthorne.
Proposed single storey rear extension to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Helliar-Symons

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

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/4697

Applicant : Mr R Simmonds .

Location : 30, Lupin Ride, , Crowthorne.
Proposal : Proposed single storey rear extension to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		10/9

Date of Neighbour Notifications : .....

Date of Site Visit : 10/9.

Date Registered : 20/08/2001

Earliest Date for Decision : 29/09/2001

Latest Consultation Date/Site Notice Expiry Date : 29/09/2001

This application will have expired on: 15/10/2001. 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 :

Wok W'out PC: no comments

Planning Issues : ID'd sett

Application Number: F/2001/4697

Appraisal :

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

Application Number F/2001/4697
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	C001	R001	full perm - 5yrs
	C015	R015	unless stated, materials to match

App Eq 15/10

RECORD OF SITE VISIT

SITE ADDRESS: 30 Lupin Ride Crowthorne. APPLICATION NUMBER: F/2001/4697	OFFICER: Natalie Brown DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - lamp post in front of dwelling

2. DESCRIPTION OF SURROUNDINGS
Detached residential - 1994
ID'd sett.

3. DESCRIPTION OF SITE/BUILDING lawn + frontier beds
Patio at rear.
conservatory to be at rear patio doors.
Nos 28 + 30 set away from boundary.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached, of glazed gf side elev.
← No 28 (set slightly behind No 30 i.e. No 30 further forward)
→ Nos 32 + 34.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT approx 1.8m close boarded fence surrounding

OTHERS

Application Number: F/2001/4697 – 30 Lupin Ride

Appraisal:

Development
The proposed development is for a single storey rear extension to form a conservatory.
The conservatory would be less than 35m3 volume, but requires planning permission due to the removal of Permitted Development right by outline consent 41113.

1) Impact upon neighbouring properties
There is a 1.8m fence surrounding the site. The proposed conservatory would follow the side building line of the existing dwelling which is set away from the neighbouring boundary. (The neighbouring property is also set away from the side boundary). The proposed conservatory would have a pitched roof 3m to the ridge and extend 3.58m from the rear building line.

It is not considered that the proposed development would have any adverse impact upon neighbouring properties in terms of overlooking, overshadowing and through being overbearing.

2) Impact upon the character of the streetscene
It is considered that there would be no adverse effects upon the character of the streetscene.

Approval: ✓ **~~Refusal:~~**

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 20 AUG 2001

Officer: NAB | Application No. F/2001/4697

Map No. 100 Site .....

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

20.AUG.2001* 4697

Description:

(F) PROPOSED SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY.

Location: 30 LUPIN RIDE

Parish: WOK W/O Ward: Wokingham Without

29.8.01 T.W

Applicant: MR & R SIMMONDS

PD rights removed.

Fee Received 00.00 Required 00.00 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 : 29.8.01 T.W

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: (Rural Area)

.....

.....

No pre-apps.

NEIGHBOURS:

S/N + See map.

12 SEP 2001

Wokingham Without Parish Council Consultation Sheet

Officer	Natalie Brown
No	F 2001 4697
Proposal	single storey rear extension to form conservatory.
Site	30 Lupin Ride, Crowthorne

Committee's Comments

no comments

Signed : _____
Clerk to Wokingham Without Parish Council

11 September 2001

Tel: 0118 974 6428 or 6429

Date: 21 August 2001

Your Ref:

My Ref:

MR R SIMMONDS
30 LUPIN RIDE
CROWTHORNE
BERKS
RG45 6UR

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

20.AUG.2001* 4697

ACKNOWLEDGEMENT OF RECEIPT OF PLANNING APPLICATION

Dear Sir/Madam

Site Address: 30 LUPIN RIDE, CROWTHORNE
Proposal: PROPOSED SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY

Thank you for the above application, which has been received along with the sum of £ 00.00 (removal of PD rights – no fee required) in fees.

If, for any reason your application cannot be registered as valid we will contact you again as soon as possible to request any additional information we require.

If you have any queries concerning your application please contact Ian Jordan on (0118) 974 6428.

Please note that you may also require Building Regulation approval & for further advice contact the Public Protection Section on (0118) 974 6375.

Yours faithfully,

Mr I Jordan
Principal Planning Support Officer

Environmental Services

For office use only. Application number: 20.AUG.2001* 4697

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR ROBERT SIMMONDS 30, LUPIN RIDE CROWTHORNE BERKSHIRE RG45 6UR 01344 761275
	Agent's Name Address and postcode Phone number	N/A
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY DOUBLE GLAZED CONSERVATORY TO REAR OF PROPERTY
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED MATCHING BRICKWORK AND DARK WOOD GRAIN MATCHING UPVC FRAME
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: N/A
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees) If you do not have to pay a fee, please say why below.	No Fee (Removal of Development Rights)	
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of

Date 17/08/01

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

1933

ADDRESS 30 Lupin Ride PARISH Wok/Without

PLOT No. 23

BUILDER

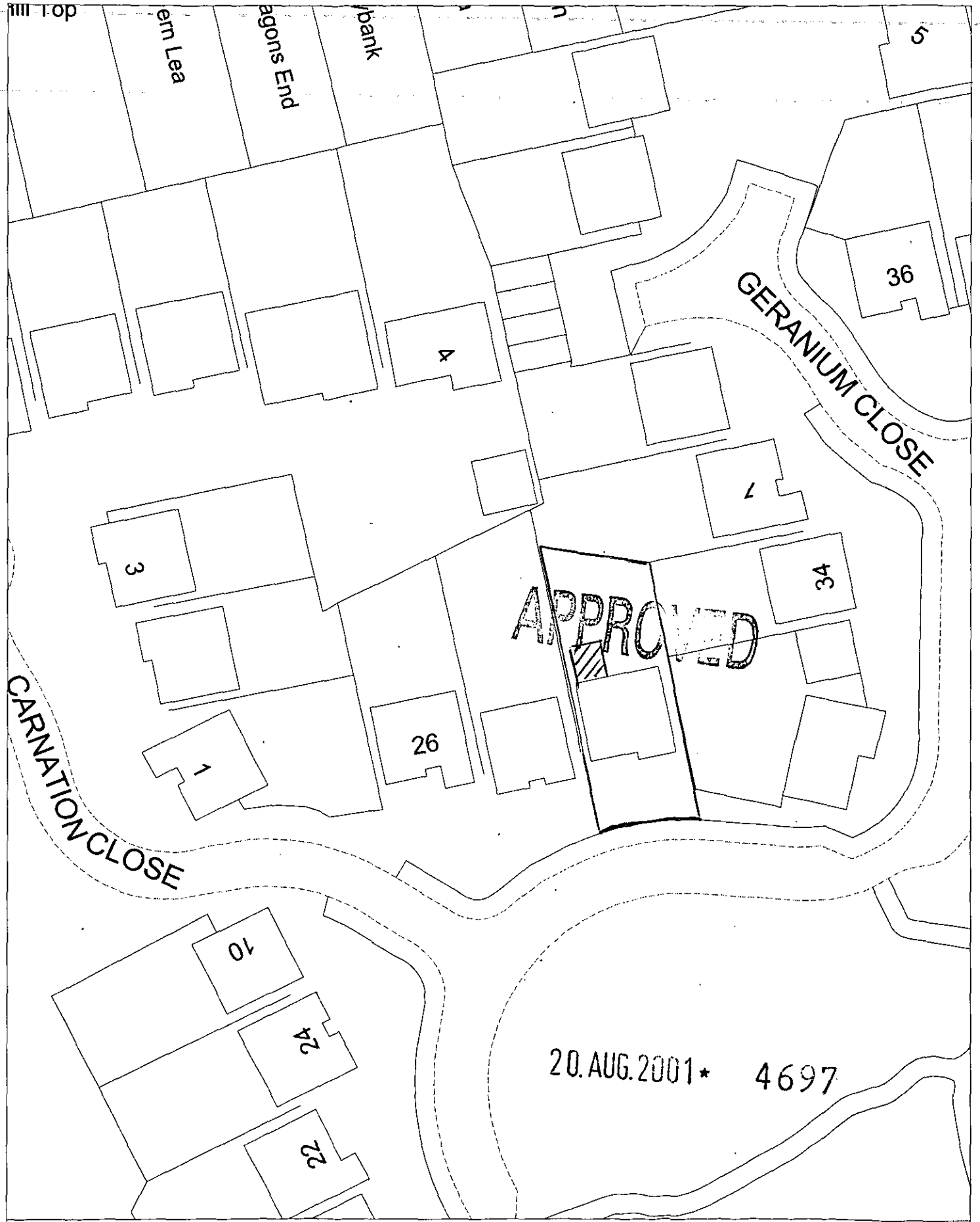
ORD. SHEET No. SU-8365 100

Plan No.	Applicant	Description of Development	Date of Decision	Decision
37591	ALFRED McALPINE	O/L.	5.6.91	Ref
40480	"	W/DR.		
41113	"	O/L.	3.12.93	CIALA
42061	"	DET. HOUSE & GARAGE	16.2.94	CIA

MINISTRY DECISION

SPECIAL ORDERS TPO 547/92 PD RIGHTS REMOVED - 41113

20.AUG.2001* 4697



Site Plan, Scale: 1 to 500

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Date: 18 July 2001



Site Plan, Scale: 1 to 2500

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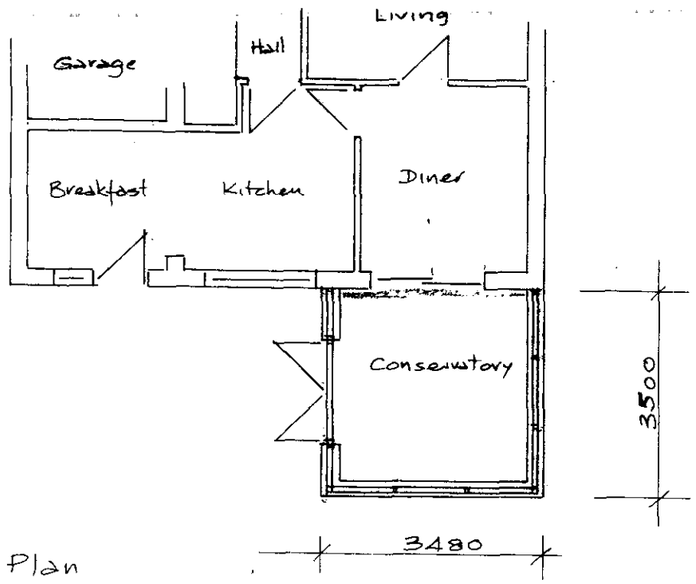
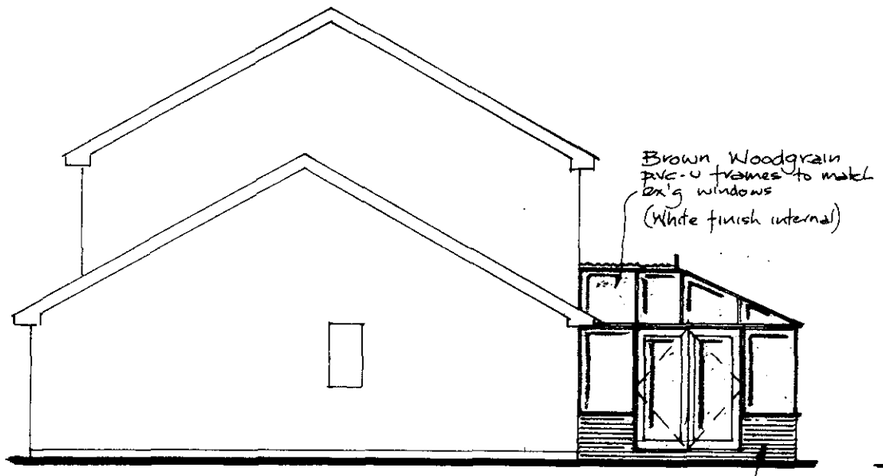
Date: 18 July 2001

N
W E
S

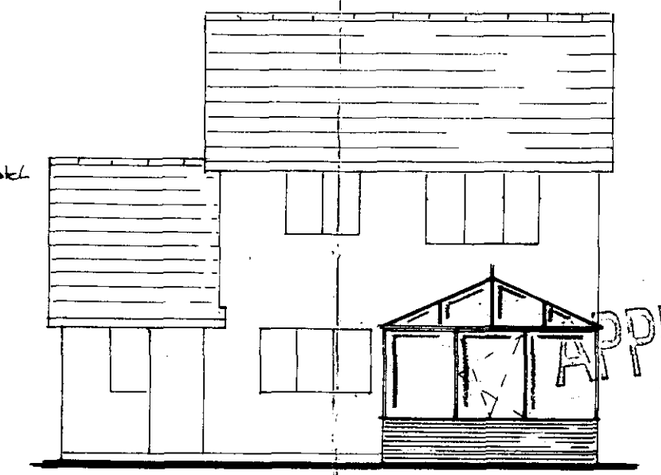
DRG Nº 140801 W



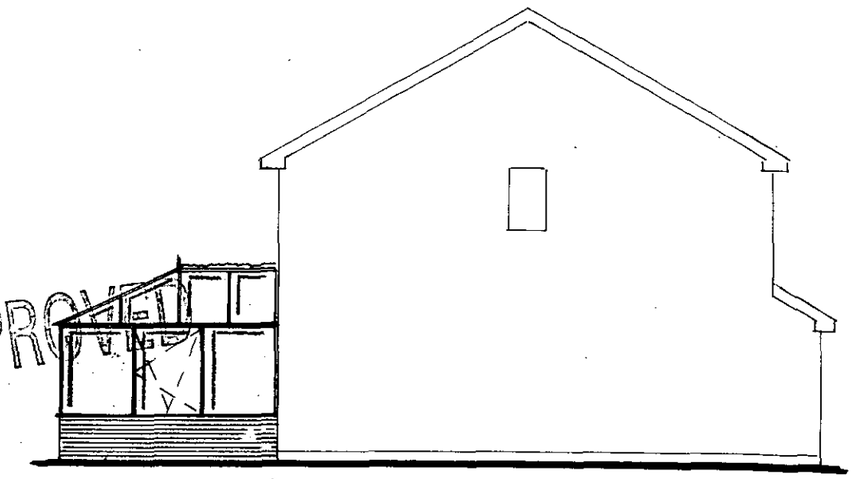
Plan



Side Elevation



Rear Elevation



Side Elevation

APPROVED

20. AUG. 2001 * 4697

PROPOSED CONSERVATORY
FOR MR R. SIMMONS
AT 30 LUPIN RIDE. CROWTHORNE. BERKS
SCALE:— 1:100

