F/2002/5785

LOCATION:
27a The Avenue, Crowthorne.

APPLICANT:
Dr & Mrs Brown C/O Key Windows Uk Ltd

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory. CE 1/03/02

EARLIEST DATE FOR DECISION: **25/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
27/03/2002

CASE OFFICER: **Phillip Taylor**

906
DO

R/A/I/L/E/X
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Dr & Mrs Brown
C/O Key Windows Uk Ltd
Albany House
233 High Street
Crowthorne
Berks
RG45 7AH

Application Number: F/2002/5785

Parish: **WOKINGHAM WITHOUT**

Location: **27A, The Avenue, Crowthorne.**

Proposal: **Proposed single storey rear extension to dwelling 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. 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 Policy LD3.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 13/03/2002

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 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Trevor.Watson@wokingham.gov.uk
Date 15 April 2002
My ref. TGW/SB/F/2002/5785
Your ref.

54879

Professor D J Nevrala
27 The Avenue
CROWTHORNE
Berkshire
RG45 6PB

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Professor Nevrala

ERECTION OF CONSERVATORY AT 27A THE AVENUE, CROWTHORNE
PLANNING APPLICATION NUMBER F/2002/5785

I refer to the above and your letter of 3 April. I have now had the opportunity to examine the case file in relation to this proposal. The development approved is for a primarily glazed structure with a pitched roof located to the rear of the property. I note that it is sited 1.1 metres away from the boundary with your property and projects 3.9 metres to the rear of the recessed element of the existing building. It is also sited directly to the north of your property. Whilst I acknowledge you objected to this proposal, in assessing the development's acceptability regard needed to be had to the likely affect of the development on neighbouring occupiers amenities, in particular in this case the potential for loss of light and overlooking.

Dealing with the first issue, the structure is glazed other than through the provision of a dwarf wall at low level, having regard to this and its siting to the north, together with the distance from your property, I do not consider that it will have any material effect on the amount of light received by your property.

Moving on now to the second issue of overlooking. Whilst accepting your point vis a vis the ownership of the hedge there is also, I note, a 1.8 metre high fence on the boundary. This will prevent any potential for direct overlooking of your property when the conservatory is in use and therefore again I consider the proposal to be acceptable on this ground.

Whilst I note that the case officer refers to your concerns about lighting under the term "reflected light", I consider that the issue of potential light spillage from the use of this structure was considered and would not be a reason to refuse permission for the development.

I am afraid that my view is that the correct decision has been made in this case having regard to Planning Policy and the relevant material considerations, furthermore I do not consider that there are any irregularities which have occurred in the decision making process.

Moving on to your final point, reference a right of appeal, I am afraid that there are no rights of appeal granted to third parties under the planning legislation, and therefore such a recourse is not, I am afraid, open to you. I trust that these comments are of assistance.

Yours sincerely

TREVOR WATSON
Development Control Manager

REPLY BY

18 APR 2002

PLANNING SERVICE RECEIPT
POL
DC
54879
04 APR 2002
ACK:
FILE:

27 The Avenue
Crowthorne
Berkshire
RG45 6PB

Tel: 01344 773427
Fax: 01344 751251
E-mail nevraladj@cs.com

Attention Trevor Watson
Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire RG40 1WR

3 April 2002

Approved 13/3/02
Phillips

Dear Sir

APPLICATION NUMBER F/2002/5785

Thank you for advising me that the application to extend 27a The Avenue, Crowthorne.has been approved.

I have now had a chance to inspect the case file (although I had difficulties in deciphering the handwriting)

The approval was given on the basis of four points, all of them spurious –

1. That I expressed concern about reflected light, **which I did not**,
2. That there is a hedge screen. What the report failed to mention is that it is on **our side** of the fence (and was put there to shield the newly built 27a) and takes up significant valuable garden space. **No. 27a does not contribute anything to screening.** I am advising you that I may take **my** hedge down.
3. There is a standard 1.8 m fence between the properties. **What has that got to do with an extension 3.5 m high and only 1.1 m away from the fence?** (interesting – does this mean that anything can be justified on the basis of there being a standard fence between properties?)
4. The extension is tucked away - from the point of view of no. 27a, **but not from our side.**

Based on these irregularities, I would like to appeal against your decision to approve permission for the proposal.

Yours faithfully

Prof. D J Nevrala

PLANNING SERVICES	HPT
POL	TLS
DC PT	SNF
APP	
CS	
20 FEB 2002	
COPIES TO	

27 The Avenue
Crowthorne
Berkshire
RG45 6PB

Tel: 01344 773427
Fax: 01344 751251
E-mail nevraladj@cs.com

Attention Phillip Taylor
Development Control Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire RG40 1WR

18 February 2002

Dear Mr Taylor

APPLICATION NUMBER F/2002/5785

Thank you for advising me of the plans to extend 27a The Avenue, Crowthorne.

Having seen the application, and given it my full consideration, I have to inform you that I now have some concerns as to its effect on my position.

However, before outlining these, I would like you to understand that, over the years, I have consistently enjoyed good and friendly relations with my neighbour – and that I appreciate and value this situation.

The existing situation.

As you may be aware from your site visit, no 27a was originally shoehorned into an infill strip of land sold-off by no. 29. Therefore, it sits in close proximity to our property, no. 27. The main part of no. 27a, that which s nearest to our house, protrudes by 2 m from our building line. The set back lounge area protrudes by an additional 4 m. Presumably, the reason for the lounge area being set back from the boundary by 3.7 m was to prevent a close proximity protrusion over the whole length of 6 m.

Property no. 27a has already been extended in depth by a further 2.6 m, making the total protrusion beyond our property of 8.6 m. When we moved in, we were led to understand that this was the last extension?

The proposed extension

I have had a look at the submitted plans and, unfortunately, there are no dimensions on the drawings. It was therefore only possible for your very helpful lady at the front desk to measure the scaled drawings. The height of the conservatory is 3.5 m from the south elevation or 3.7 from the west elevation. The length of the extension is 4 m.

Concerns

1. **Extension of the protrusion.** The total close proximity protrusion from our building line would extend to 6 m and the extension would totally negate the original concept.
2. **Height of extension.** The height of the extension would be at the level of the windowsill of our master bedroom window, 3.64 m from ground level – **and only a few feet away.** → checked
3. **Impact of light from the conservatory roof.** Conservatories are used as additional rooms and therefore it is most likely that our master bedroom would be lit-up by the conservatory roof – only from a few feet away.
4. **Visual impact from garden.** As mentioned, the existing impact of no. 27a is somewhat attenuated by the lounge area being set back. The proposed extension would negate this.

   The visual impact of a 3.5/ 3.7 m white framed conservatory would be very negative. Additionally, at dusk or in darkness, when we would want to enjoy our garden, our patio would be lit up. Just imagine the impact of the large glazed area of the lit up conservatory only a few feet away.

I feel that the extension would significantly impact on our amenity and materially alter the value of our property.

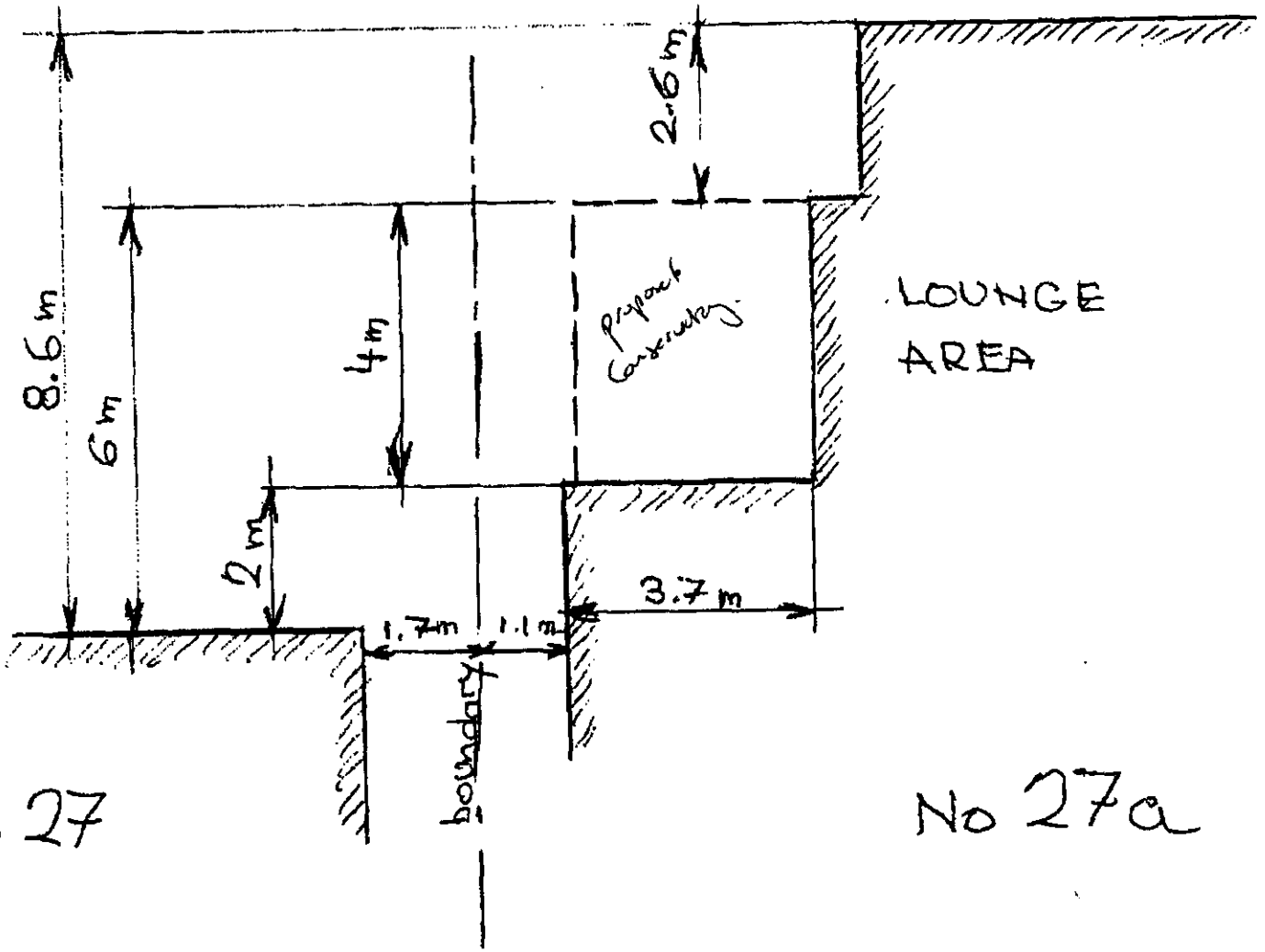
I look forward to hearing from you.

Kind Regards,

Prof. D J Nevrala

Appended: 1 site situation drawing

PS. On my visits to your offices, no. 27a does not seem to appear on any location plans, is there a reason? So that the context of the proposed extension can be judged I have appended the drawing.


2.6m
8.6m
6m
4m
proposed conservatory
LOUNGE AREA
2m
3.7m
1.7m
1.1m
boundary
No 27
No 27a

Received by Wokingham District Council

Application No: F/2002/5785

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
27a, The 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5785 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/02/2002. 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 be possible for an individual reply to be issued 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 February 2002

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

Tel: (0118) 974 6444

Date: **01 February 2002**

My ref: F/2002/5785

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5785
27a, The Avenue, , Crowthorne.
Proposed single storey rear extension to dwelling 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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/5785**
27a, The Avenue, , Crowthorne.
Proposed single storey rear extension to dwelling 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 6444

Date: **01 February 2002**

My ref: F/2002/5785

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5785
27a, The Avenue, , Crowthorne.
Proposed single storey rear extension to dwelling 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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/5785**
27a, The Avenue, , Crowthorne.
Proposed single storey rear extension to dwelling to form conservatory.
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 6444

Date: **01 February 2002**

My ref: F/2002/5785

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/5785
27a, The Avenue, , Crowthorne.
Proposed single storey rear extension to dwelling 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 **Phillip Taylor** on **(0118) 974 6444**.

Yours faithfully,

Phillip Taylor

Development Control Officer

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/5785**
27a, The Avenue, , Crowthorne.
Proposed single storey rear extension to dwelling 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**********

Applicationo	Name & Address
F/2002/5785	Prof. D J Nevrala 27 The Avenue Crowthorne Berks RG45 6PB
Application Approved	Letters sent 19.03.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/5785

Applicant : Dr & Mrs Brown C/O Key Windows Uk Ltd.

Location : 27a, The Avenue, , Crowthorne.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
			26/02/02

Date of Neighbour Notifications : .....

Date of Site Visit : 26th February 2002

Date Registered : 30/01/2002

Earliest Date for Decision : 25/02/2002

Latest Consultation Date/Site Notice Expiry Date : 25/02/2002

This application will have expired on: 27/03/2002. 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 :

Objection letters - 27 The Avenue : concerns over size, bulk, height, impact of reflected sunlight and visual impact.

Planning Issues :

Impact on Neighbouring Property

Policy > SBE1,2
WOS3, WBE1
LD7

Application Number: F/2002/5785

Appraisal :

The application property is a large detached house located on the west side of the Avenue in Crowthorne. The dwelling was constructed on a part plot of land sold by the neighbour No 29 (approved in 1984)

The other neighbour is No 27 The Avenue which is separated by a 3m gap and a high fence (1.8m) and by large laurel hedges.

The proposal is for a conservatory at the rear ~~of~~ in a recess to the south of the rear elevation. The conservatory would infill this gap. The measurements are 3.9m in depth and 3.4m in width. The roof is pitched with a ridge height of 3.5m. The conservatory would be accessible via doors to the lounge and dining room.

The neighbour No 27 expressed some concern about the conservatory. The proposed conservatory would be well screened from No 27 by the fence and high Laurel hedge. The conservatory would not project beyond the extreme rear building line of the lounge. The conservatory would be glazed on the side elevation but it is considered no to cause any overlooking due to the hedge and fence. The objections regards reflected light are considered to be unfounded nor is the conservatory considered overbearing.

The conservatory is considered to have no adverse impact on the neighbouring property.

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

Application Number F/2002/5785
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 27a The Avenue Crowthorne.

APPLICATION NUMBER: F/2002/5785

OFFICER: Phillip Taylor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS large detached house
The avenue linear dev large garden
large house set back from road - large gardens recess at near tar conservatory.

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES No 27 on left
large laurel bushes + 1.8m fence
no overlooking. also
Can be viewed by No 2 - other side

5. SITE CONSTRAINTS none

TREES —

ACCESS/PARKING —

LEVELS parks

BOUNDARY TREATMENT 1.8m long.

OTHERS

Application Number : F/2002/5785	Map No : 108
Case Officer : PT	Site Area : 0.07
Valid Date : 30-JAN 2002	Received Date: 30/01/2002

Level : Delegated Application

Description : Propsed single storey rear extension to dwelling to form conservatory.

Location : 27a, The Avenue, , Crowthorne.

Parish : WT **Ward : WOK** 7.2.02 TB.

Applicant : Dr & Mrs Brown C/O Key Windows Uk Ltd. (4)

Fee Required: £95 **Fee Received: £95**

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 1.2.02 -B.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

No pre-apps.

5785

Environmental Services

For office use only.
Application number: 30.JAN.2002* 5785

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	DR & MRS I. BROWN 27a. THE AVENUE CROWTHORNE BERKS. RG45 6PB 01344 771163
2	Agent's Name Address and postcode Phone number	KEY WINDOWS (UK) LTD ALBANY HOUSE 233 HIGH STREET CROWTHORNE BERKS. RG45 7AH 01344 777515
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.	27a. THE AVENUE CROWTHORNE BERKS RG45 6PB
4	Give brief details of the proposal for example, two storey side extension. About the application	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.	BRICK DWARF WALLS TO MATCH HOUSE. WHITE UPVC FRAMED TO MATCH WINDOWS GLASS WALLING, WINDOWS & ROOF
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: 4	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 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.		
	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 Dr Brown ~~[illegible]~~

Date 29-1-02

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

KEY WINDOWS

Windows • Doors • Conservatories • Roofline Products

With Compliments

Office & Factory: Albany Works, Wellington Road, Crowthorne, Berkshire RG45 7LD.
Showroom: Albany House, 233 High Street, Crowthorne, Berkshire RG45 7AH.
Telephone (4 lines): 01344 777515 Fax: 01344 777525

ADDRESS 27A THE AVENUE PARISH WOK/WITHOUT

PLOT No. ORD. SHEET No. SU.8364 103

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/98/59	EXORS OF MISS MONK (DEC'D)	O/APP. RES. DEV	19.6.59	APP. A
14639	MR. E. LARNEY	O/APP. DETACHED HOUSE & GARAGE	18.12.80	N/A R
14980	"	"	12.3.81	N/A C
18165	MR & MRS JERMINE	"	18.11.82	N/A RE
21509	"	"	31.5.84	N/A BEA
BR24872	MR. M. S. SMITH	"	12.6.85	APP N/A
23863,4	"	S/L. & MOBILE HOME	18.7.85	PD
23869	"	DET HOUSE & GARAGE	18.7.85	N/A O
BRA 9693	DR. I. BROWN	LOUNGE EXT.	8.11.90	APP
36959	"	"	9.1.91	CL
F/2002/5785	"	S/St/R - Consen.		

DATE OF COMPLETION

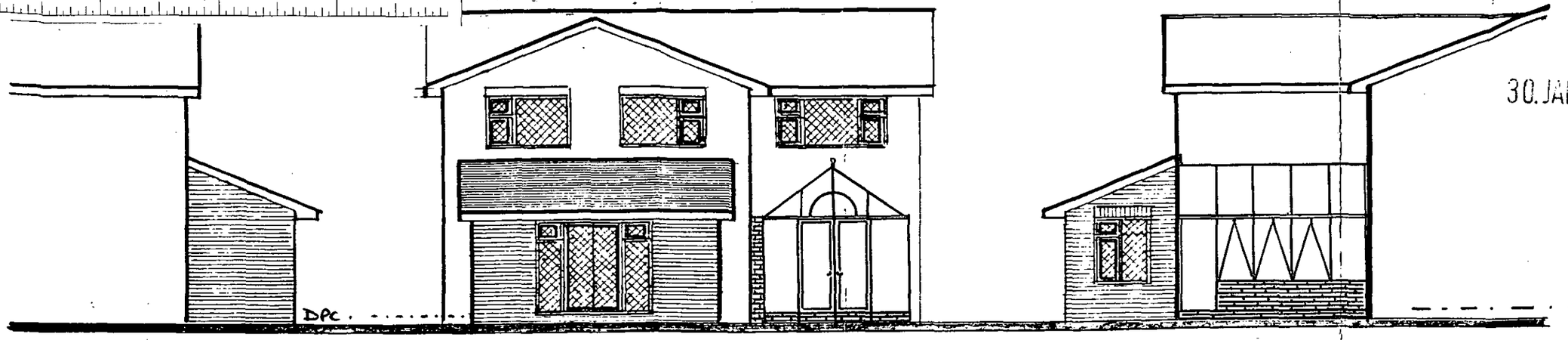
MINISTRY DECISION 21509 - APPEAL GRANTED - 1.2.85

SPECIAL ORDERS TPO 119

DRAINAGE

091074

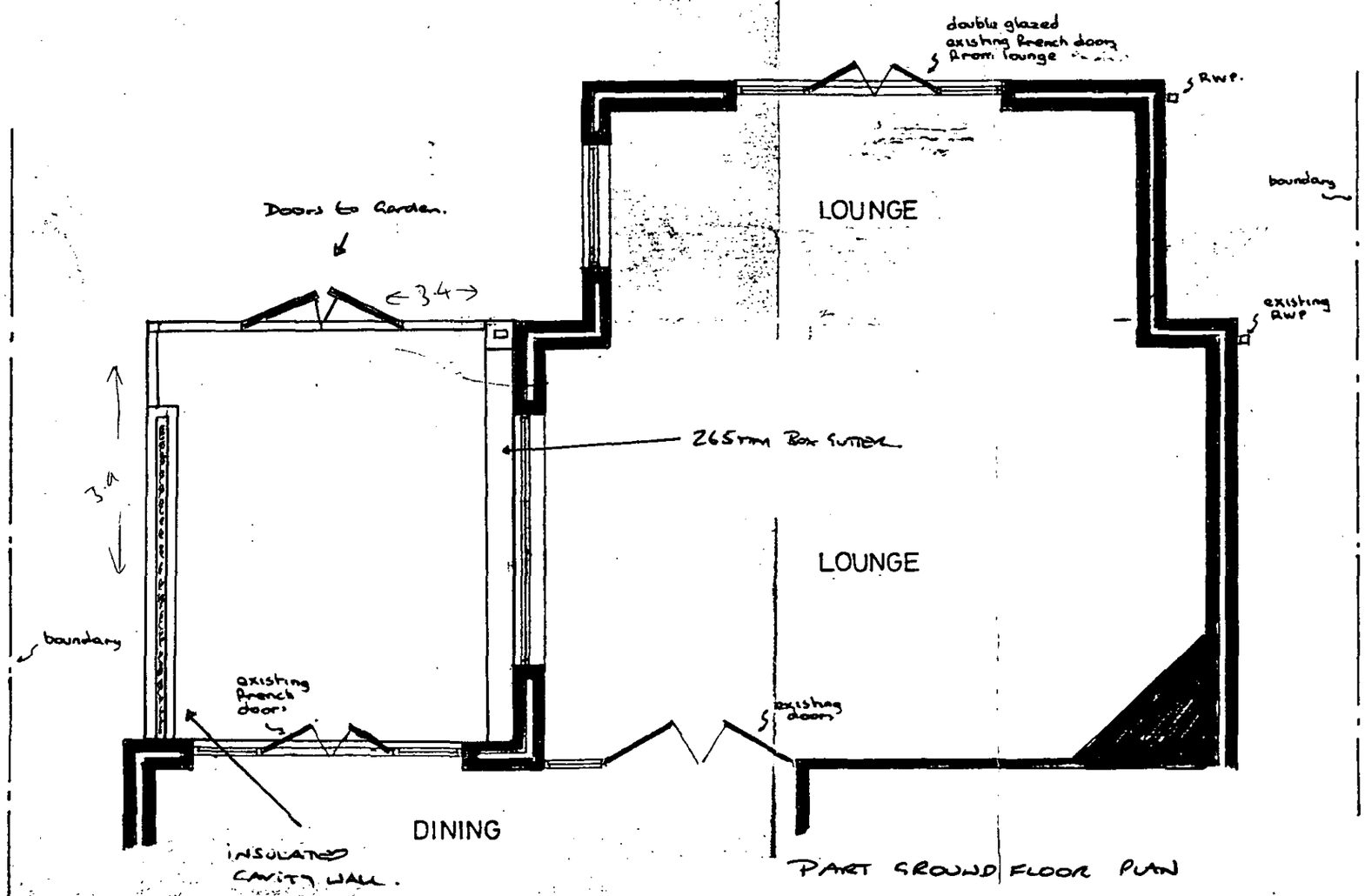
30.JAN.2002 * 5785



north elevation 1:100

west elevation 1:100

south elevation 1:100



PART GROUND FLOOR PLAN
1:50

ground floor plan

KEY WINDOWS

Tel: (01344) 777515 Fax: (01344) 777525

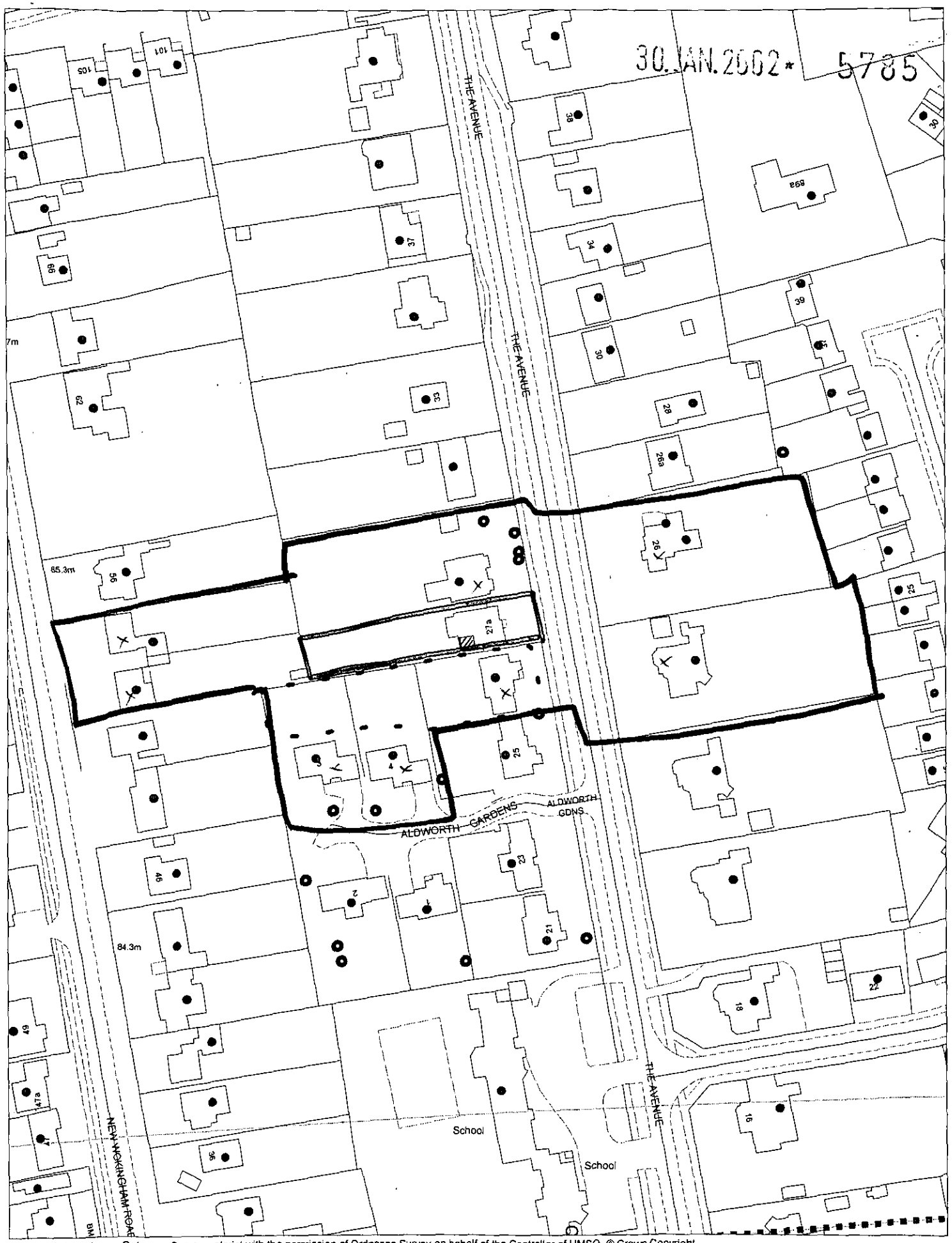
ALBANY HOUSE
233. HIGH STREET
CROWTHORNE. BERKSHIRE RG45 7AH.

SCALES	1:50	1:100		

CONSERVATORY PROJECT FOR:

MRS & MRS I. BROWN
27a. THE AVENUE
CROWTHORNE. BERKS. RG45 6PB.

DRAWN BY	P. NORRIS.	DATE	28:01:02.



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

31 January 2002

Scale: 1 : 1250



Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 22 January 2002

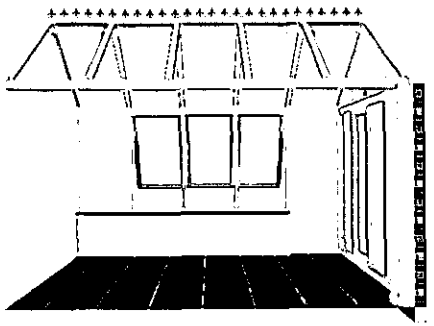
N
W E
S

KEY WINDOWS

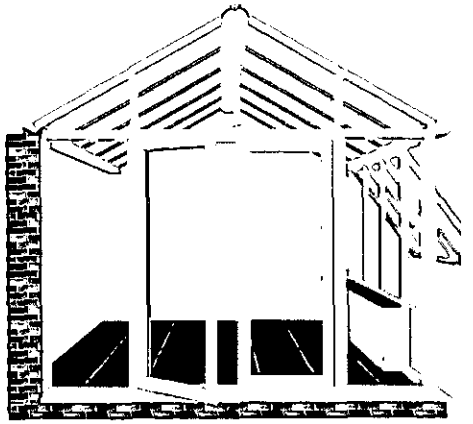
Windows • Doors • Conservatories • Roofline Products

Name:	**Mr & Mrs I. Brown**
Address:	**27a. The Avenue** **Crowthorne**
Reference:	**Design 01 revision1** Date: **28 / 1 / 2002**

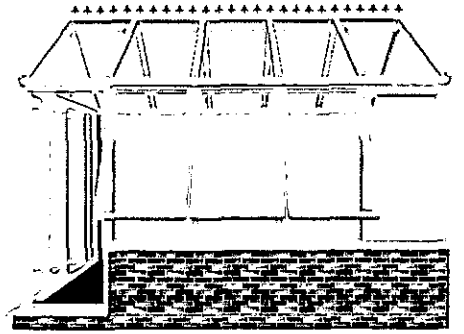
CONSERVATORY VIEWS



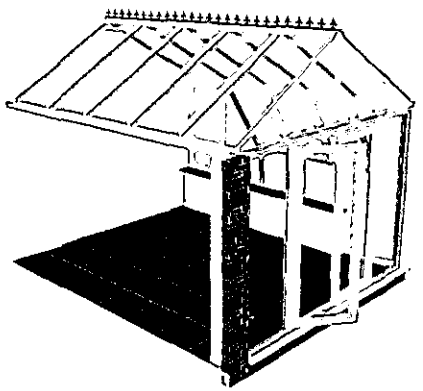
LEFT VIEW



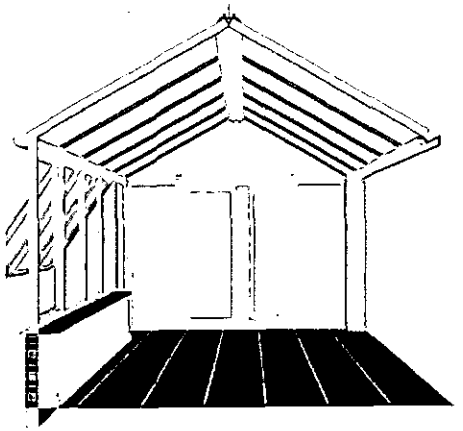
CENTRE VIEW



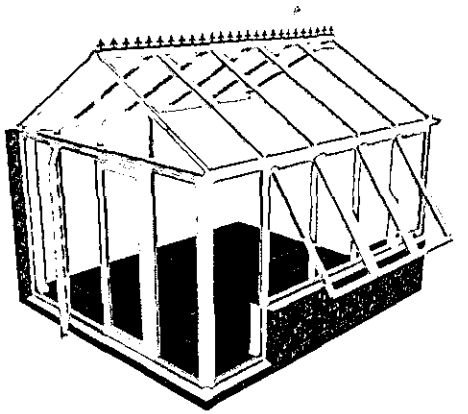
RIGHT VIEW



LEFT 3D VIEW

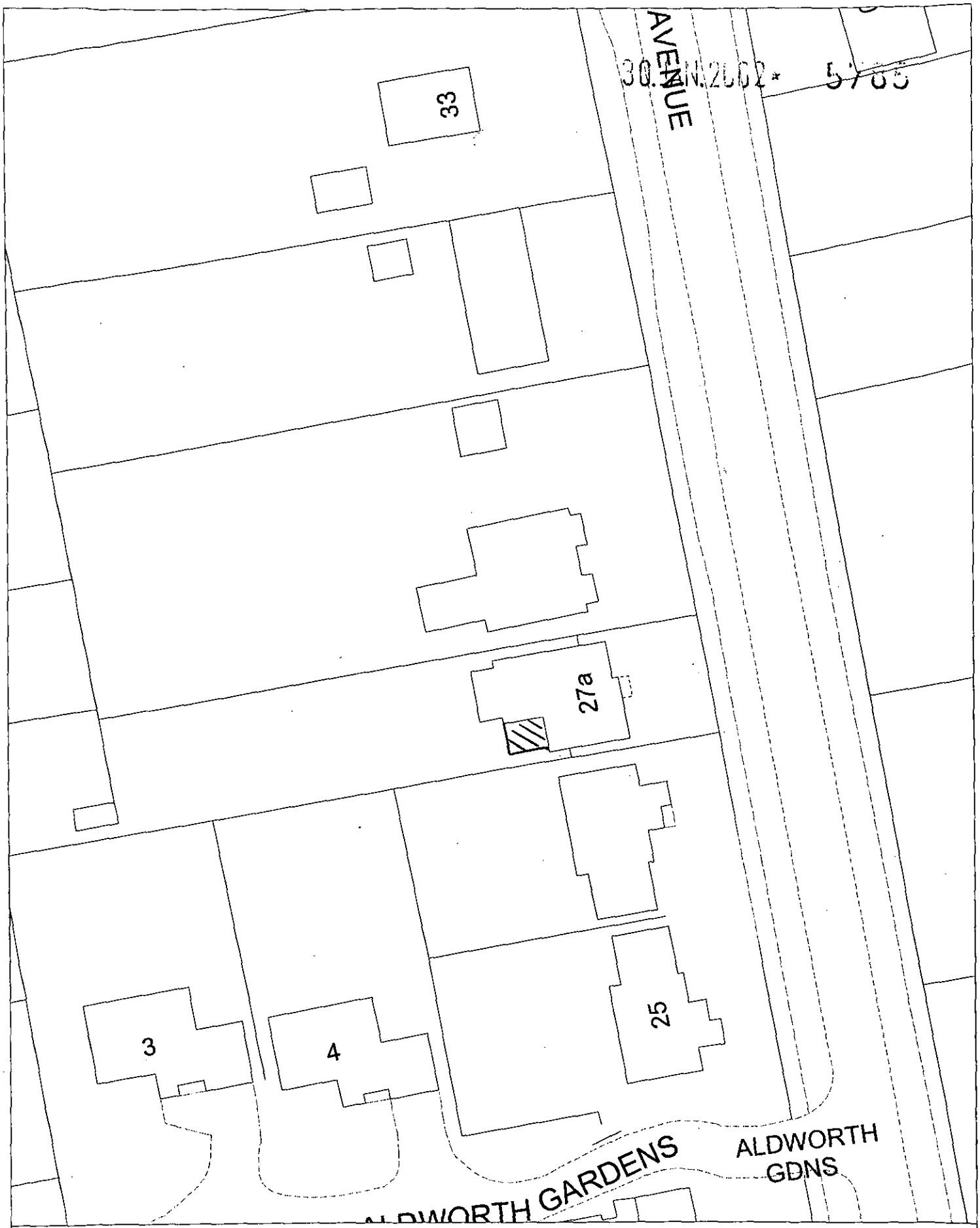


INSIDE VIEW



RIGHT 3D VIEW

Produced using Vector v3.42 © Windowlink Ltd 2001



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 22 January 2002

N
W E
S