APPLICATION NO:

F/2000/2941

LOCATION:
18 Merryman Drive, Crowthorne.

APPLICANT:
Mr & Mrs K Mather C/O Andesign

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **05/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
24/01/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs K Mather
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/2941

Parish: **WOKINGHAM WITHOUT**

Location: **18, Merryman Drive, Crowthorne.**

Proposal: **Proposed two storey side 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 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 side elevation of the extension hereby permitted 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:

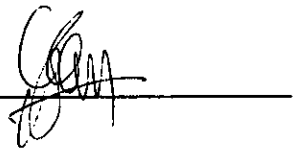
Berkshire Structure Plan Policy EN1.

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: 18/01/2001

Notice checked by: 

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

Tel: (0118) 974 6442 (Direct Line)
Fax: (0118) 974 6484
Email: George.Allpress@wokingham.gov.uk
Date: 30 April 2001
My ref: F/2001/2941
Your ref:

Mr & Mrs K Mather,
18 Merryman Drive,
Crowthorne,
RG45 6IW

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 Sirs,

18 MERRYMAN DRIVE – F/2001/2941

I refer to your letter regarding the above development and to confirm that roof slate samples, as supplied, would in my opinion comply with the condition attached to the planning permission which requires matching materials.

Please accept my apology for the long delay before replying to your letter.

Yours faithfully,

John Mitchell
Development Control Manager.

Wokingham District Council
Town & Country Planning

Ref :- F/2000/2941

Dear Mr J. Mitchell.

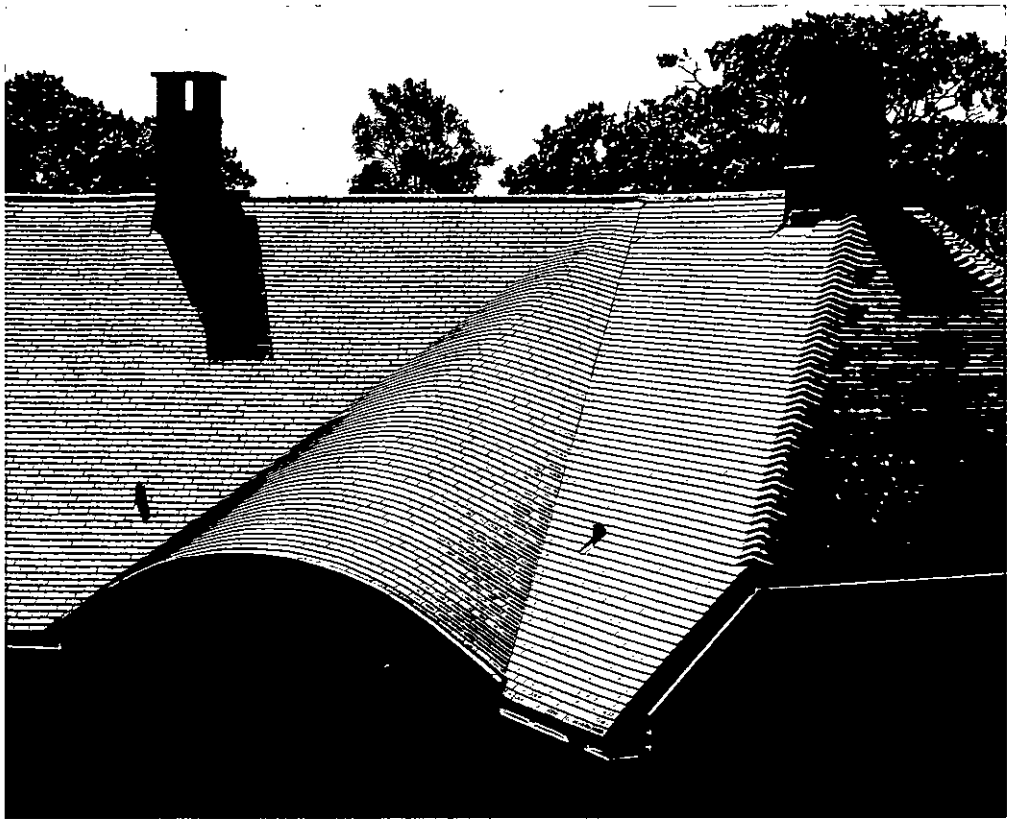
I have recently applied and recieved permission for an extension on our property. I wrote to you Concerning the Property's Roof. I would like to take the roof tiles off our Property and replace them with new tiles to further enhance the house appearance. I have approached the Tyler people with the dimensions of the roof which they have said will accept the tiles weight. I have also Spoken with Brian Stone our Building Inspector who has told us

s write to yourselves as
he has no objections.
with this letter. I enclose
a sample of the tile
which was the original
colour of the tiles on the
roof when first built.
I hope you will find this
acceptable.

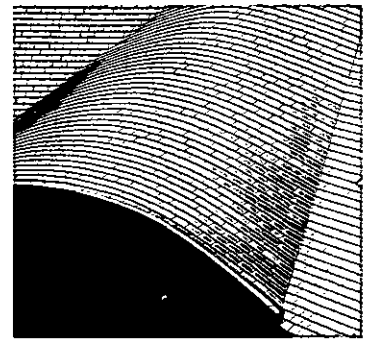
Yours faithfully
K. Mather.

CI/Sfb (47) Nf2

April 1997

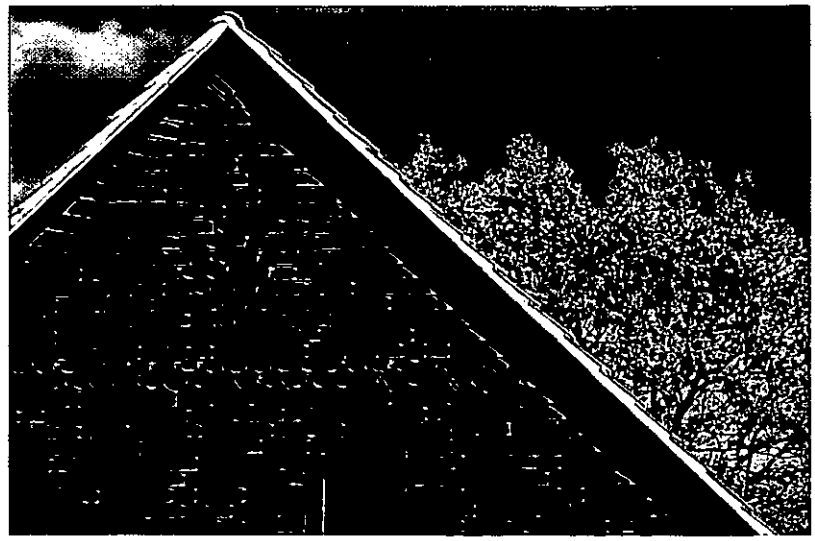


PLAIN & FEATURE



Marley Roof Tiles

Marley Plain and Feature tiles are ideal for any type of roof including classic or traditional details such as dormers, eyebrow windows and circular roofs. The cross camber design enhances their appearance and performance and they are available in Bullnose and Arrowhead feature patterns for vertical tile cladding and detailing.



AUTHORITY

BS EN 490

Marley Plain and Feature tiles comply with the requirements of BS EN 490 : 1994 'Concrete roofing tiles and fittings. Product specifications'. Marley Building Materials operates a Quality System to BS EN ISO 9002 : 1994, independently assessed by the BSI. Kitemark licences are also held for all manufacturing plants.

COMPOSITION

Composed of Portland cement, aggregate, pigment and water and manufactured by a high pressure extrusion and compaction process on modern automated machinery.

FITTINGS AND ACCESSORIES

Ridges	*Bedded*	Segmental Ridge Segmental Mono-Ridge Half Round Baby Ridge Crested Ridges and Finials
	Dry	Dry Ridge System Dry Mono-Ridge System
Hips	*Bedded*	Bonnet Hip Arris Hip Third Round Hip Half Round Baby Ridge
Verges	*Bedded*	Standard Tile Tile-and-a-Half Tile
	Dry	Cloak Verge Tile
Eaves		Standard Tile with Eaves/Top Tile
Valleys		Valley Tile
Fittings		90° External Angle Tile 90° Internal Angle Tile Mansard Tile Knee Mansard Tile

Ventilation

Ventilated Dry Ridge System
Ventilated Dry Mono-Ridge System
10mm and 25mm Eaves Systems
10mm Open Eaves Vent Duct Tray
Top Abutment Ventilation System
Ridge Vent Terminal
Soil Pipe Ridge Vent Terminal
Ventilation Tile
Contour Tile Vent Terminal
Marvent Roof Ventilation Tile
Marterm Roof Terminal
Gas Vent Ridge Terminal

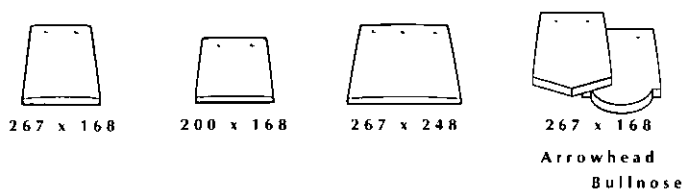
COLOURS

Plain and Feature tiles are available in an extensive range of smooth faced and granular finished colours.

Granular: Antique Brown, Dark Red, Brindle Weald, Greystone, Cotswold.

Smooth: Mosborough Red, Smooth Grey, Old English Orange[1], Smooth Red[1], Rustic Grey[1], Smooth Brown, Old English Dark Red, Acorn Brown.

Please refer to 'Roof Tile Colour Guide' for colour reference.
[1]Made-to-order.



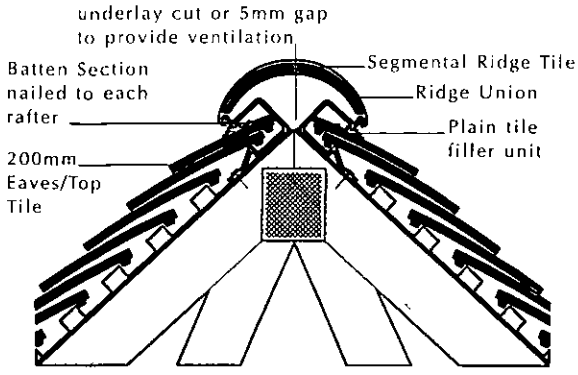
TECHNICAL DATA

	Roof	Vertical
Minimum pitch (1), (2)	35°	90°
Maximum pitch	90°	90°
Minimum headlap	65mm	35mm
Maximum gauge	100mm	115mm
Size of tile (overall)	267mm x 168mm	267mm x 168mm
Cover width (nominal)	168mm	168mm
Hanging length (nominal)	246mm	246mm
Covering capacity (net)	**100mm gauge** 60 tiles/m²	**115mm gauge** 53 tiles/m²
Weight per 1000 (approx)	1.3 tonnes	1.1 tonnes (Feature tiles)
Weight of tiling (approx)	**100mm gauge** 78kg/m² (0.76kN/m²)	**115mm gauge** 58kg/m² (0.57kN/m²) (Feature tiles)
Battens required (net)	**100mm gauge** 10.0 lin.m/m²	**115mm gauge** 8.7 lin.m/m²
Batten size recommended (fixed with wire, cut or improved nails to BS 5534 : Part 1)	38mm x 25mm - for rafters not exceeding 600mm centres	38mm x 25mm - for supports not exceeding 600mm centres
Tile nails	38mm x 2.65mm	38mm x 2.65mm

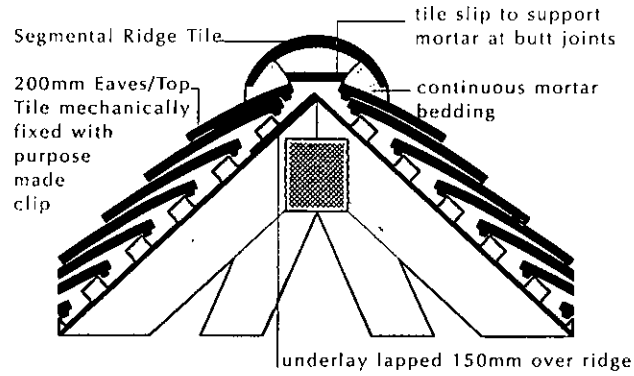
(1) The effectiveness of roof tiles to operate at the minimum recommended pitch and lap may be influenced by special circumstances. Where roof slopes exceed 6 metres in length and the site is of severe exposure, guidance on roof pitch and lap should be obtained from the Technical Advisory Service.

(2) For use of Feature tiles in main roof areas contact the Technical Advisory Service.

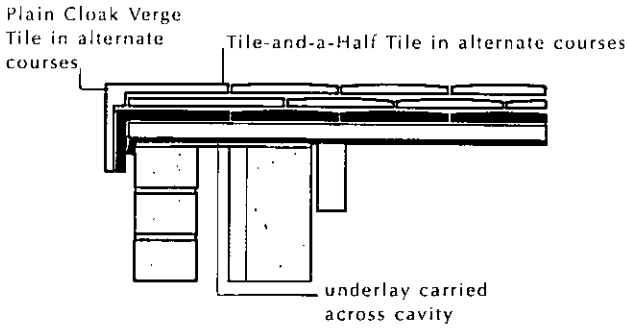
VENTILATED DRY RIDGE Marley Ventilated Dry Ridge System mechanically fixes each ridge tile and ventilates roofs up to 55° pitch. Cut underlay or sarking at the apex to provide an unobstructed air flow through the slots in the batten section and filler units.



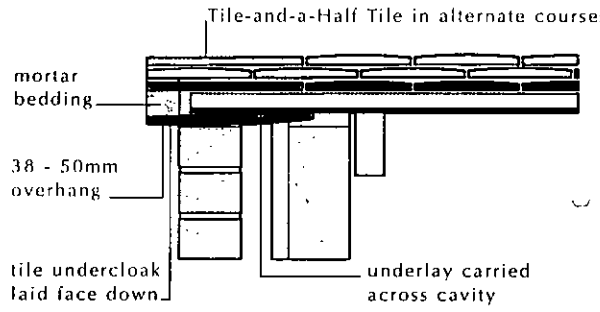
BEDDED RIDGE Form a double course of tiles at the ridge using a course of shorter eaves/top tiles laid broken-bond piggy-backed and clipped to a course of full tiles twice nailed beneath. Continuously edge bed all ridge tiles onto top course tiles to allow 75mm headlap with solid bedding at butt joints. Mechanically fix two security ridge tiles to a supplementary timber batten or ridge board at each gable end, separating wall, abutment /function where there is a risk of differential settlement of the roof structure.



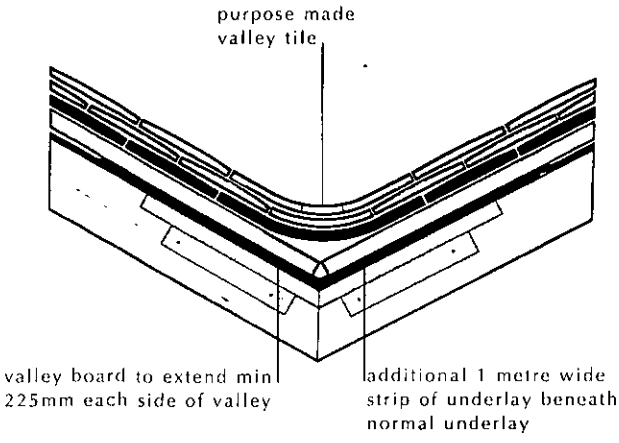
CLOAK VERGE Use Marley Plain Tile Cloak Verge Tiles and Standard Tile and a half tiles in alternate courses and fix to tiling battens. Ensure wherever possible that the Cloak Verge Tile fits flush to the face of brickwork or bargeboard. Complete apex with Block End Ridge Tile.



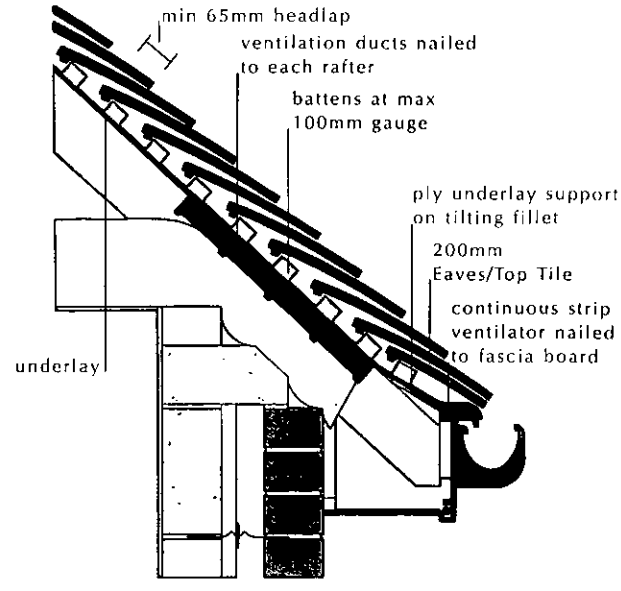
BEDDED VERGE Form verges using tile-and-a-half tiles in alternate courses and bed onto an undercloak of plain tiles laid face down or 150mm wide fibre cement strip for bargeboards, to provide between 38mm and 50 mm overhang. Twice nail every verge tile.



TILED VALLEY Use purpose-made plain tile valley tiles laid over battens to course with the main body of tiling. Support ends of timber battens each side of valley by plywood lay boards inset between rafters and fixed to timber noggins.



VENTILATED EAVES Install the Marley Eaves Ventilation System above timber fascia or support. Position eaves course tiles at the same angle as the main body of tiling and allow them to overhang to the centre line of the gutter. Form a double course of tiles at eaves using a course of shorter eaves/top tiles overlapped with full tiles laid broken bond. Twice nail both courses of tiles.



TECHNICAL INFORMATION

PROPERTIES

Marley Plain and Feature Tiles exhibit the following properties:-

Strength: Comply with the requirements of BS EN 490 : 1994.

Fire: Non-combustible when tested to BS 476 : Part 4 : 1970 (1984) and are classified SAA to BS 476 : Part 3 : 1975 in respect of spread of flame and fire penetration.

Frost: Unaffected by frost. Comply with the requirements of BS EN 490 : 1994.

Permeability: Comply with the requirements of BS EN 490 : 1994.

Effect of Chemicals: Ideal for all normal industrial, urban, rural and marine environments. Where the atmosphere may contain abnormally high levels of pollution, contact the Marley Technical Advisory Service.

Efflorescence: This is a temporary phenomenon which occurs from time to time in all concrete products with a high cement content. Natural weathering will remove this over a period of time and it in no way affects the performance of the product.

Effect of Sunlight: Exceptional colourfast properties, proven over long periods of exposure to ultra-violet light and sunlight.

Effect of Temperature: Unaffected by the normal range of climatic temperatures.

HEALTH AND SAFETY

Marley roof tiles are easily cut using a carborundum disc cutter. Avoid inhalation of excessive dust particles. Exposure should not exceed current standards issued by the Health & Safety Executive in Guidance Notes EH40 and EH44. A data sheet on the 'Control of Substances Hazardous to Health (COSHH) Regulations' is available from the Marketing Department at the address below.

MAINTENANCE

Marley roof tiles do not normally require any maintenance. Data Sheet TSD/RT/4 on 'Care, Maintenance and Repair' is available from the Marley Technical Advisory Service.

SUPPLY

Marley roof tiles and accessories are available from leading Roofing Merchants and Builders Merchants throughout the U.K.

PACKAGING & DELIVERY

Marley Plain and Feature Tiles are provided palletised, banded and shrink wrapped for delivery by our fleet of modern transport with mechanical off-loading facilities.

GUARANTEE

Marley Plain and Feature Tiles are guaranteed for 50 years from the date of supply, subject to the Company's normal terms of guarantee which are available on request. Correctly installed in accordance with Marley specifications and the requirements of BS 5534 : Part 1, the tiles should perform satisfactorily for the lifetime of the building.

SITEWORK

Marley roof tiles should be installed to comply with BS 5534 : Part 1 and BS 8000 : Part 6 : 1990.

Fixing Specification: Each tile in every 5th course and all perimeter tiles at verges, abutments and either side of hips and valleys should be fixed with two 38mm x 2.65mm aluminium nails or otherwise mechanically fixed in accordance with BS 5534 : Part 1. At eaves and top edges two courses of tiles should be nailed or mechanically fixed. Additional areas may be required to be fixed to resist wind uplift. For pitches of 60° and above each tile must be fixed with two nails in every tile. Advice on frequency of fixing can be obtained from the Marley Technical Advisory Service.

All references to BS 5534 : Part 1 made in this document relate to the latest revisions due to be published in 1997.

THERMAL INSULATION

Roofs must be constructed to specified thermal transmittance criteria (U-values). This can be achieved by providing suitable insulation either between the ceiling joists or, if the roof void is used as a habitable room, between or above the rafters.

VENTILATION

Ventilation must be provided in all roofs to meet legislative requirements. BS 5250 : 1989 (1995) 'Code of practice for the control of condensation in buildings' gives recommendations for additional high level venting as being the most effective way of avoiding the risks of condensation. Further information is given in the 'Roof Ventilation Systems' brochure.

SERVICES

Marley provides a unique Technical Advisory Service free to all customers. It is staffed by highly qualified personnel who, with the aid of bespoke software, are able to deliver technical recommendations swiftly and effectively.
Tel: 0990 626900 Fax: 0990 626950

Tile Fixing Specification: Project specific fixing specifications can be provided, taking into account location, dimensions and degree of exposure for individual buildings.

Estimating: A service to calculate the quantity of materials for any roofing project including tiles, battens, underlay, ancillary fittings and accessories.

National Building Specification (NBS) Clauses: All essential clauses for a Marley roof specification are covered, detailing all work items in section H60 'Plain Roof Tiling'.

Marley Assured Roofing Specification Scheme: This no cost scheme can assist architects and specifiers with roof design. It guarantees product durability for 50 years, ancillary fittings and fixings for 15 years and also indemnifies the design, including the fixing specification, for a period of 15 years. The scheme ensures compliance with all current Building Regulations and Standards.

Every effort has been made to ensure the accuracy of the information given in this brochure. In the interest of progress, however, we reserve the right to change specifications without prior notice.

In the manufacture of concrete products, colour consistency cannot be guaranteed and variation in shade may occur from pack to pack.

Product colours in this publication amay vary due to the limitations of the colour printing process and customers are advised to inspect samples of the actual product before ordering.

Marley Building Materials Limited
Head Office: Station Road, Coleshill, Birmingham B46 1HP. Tel: 01675 468400 Fax: 01675 468485

Des with JRM
30/4/01

REPLY BY
15 MAY 2001

Wokingham District Council
Town & Country

PLANNING SERVICES
Planning
SC JRM GA
APP
CS 42782
01 MAR 2001
COPIES TO:

Ref :- F/2000/2944

Dear mr J. Mit

I have recently applied and recieved permission for an extension on our property. I write to you Concerning the Property's Roof. I would like to take the roof tiles off our Property and replace them with new tiles to further enhance the house appearance. I have approached the Truss people with the dimensions of the roof which they have said will accept the tiles weight I have also spoken with Brian Shaw our Building Inspector who has told us

to write to you as he has no objections with this letter. I enclose a sample of the tile which was the original colour of the tiles on the roof when first built. I hope you will find this acceptable.

Yours faithfully
K. Parker

Received 30/4/01.
11-40.

MR. J. MITCHELL

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2941	GA
BUILDING CONTROL NUMBER	FP2000/1358 Brian	
~~APPLICANT~~/AGENT	Ardesign	
ADDRESS OF SITE	18. Merryman Drive Corkhorne WOK WITHOUT	
DESCRIPTION OF PROPOSED WORK	2 storey side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3080A	AH/E/3080A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	26/1/01	

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/2000/2941

Proposal:
Proposed two storey side extension to dwelling.

Location:
18, Merryman Drive, , 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 05/01/2001. 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

12 December 2000

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

Tel: 0118 974 6442

Date: **12 December 2000**

My ref: F/2000/2941

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/2000/2941
18, Merryman Drive, , Crowthorne.
Proposed two storey side 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2941**
18, Merryman Drive, , Crowthorne.
Proposed two storey side 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**********

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

Tel: 0118 974 6442

Date: **12 December 2000**

My ref: F/2000/2941

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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Case officer: **George Allpress** Application Number: **F/2000/2941**
18, Merryman Drive, , Crowthorne.
Proposed two storey side 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 6442

Date: **12 December 2000**

My ref: F/2000/2941

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
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John Mitchell

John Mitchell
Development Control Manager

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Proposed two storey side 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**********

WORK SHEET FOR: George Allpress

Application Number: F/2000/2941

Applicant: Mr & Mrs K Mather C/O Andesign.

Location: 18 Merryman Drive, Crowthorne.

Proposal: Proposed two storey side extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		16/12/00

Date of Neighbour Notifications: 12/12/00

Date of Site Visit: 21/12/00

Date Registered: 29/11/2000

Earliest Date for Decision: 05/01/2001

Latest Consultation Date/Site Notice Expiry Date: 05/01/01
09/01/01 (GA)

This application will have expired on: 24/01/2001. 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 condition.

Wokingham Without Parish Council - no objection.

The occupants of 5 Marigold Close object - no.5 Marigold Close is located directly north of the application property, it has only one window with a southern aspect, a significant proportion of light entering the property comes from this window - would obstruct view - would give us a clear view into the proposed master bedroom - the extension would overlook and overshadow our garden - no.5 is one of the few two bedroom houses with a bathroom window, the proposed extension will severely affect the value of our house.

Planning Issues: The issues raised by this application are impact to neighbour amenity, street scene and provision of off street parking.

The following policies apply: Berkshire Structure Plan policy EN1: Policy 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/2000/2941

Appraisal:

The application property is a detached house which is situated close to the corner with Marigold Close. The dwelling has a frontage that is at right angles to Merryman Drive such that the proposed extension would be built onto the front west facing elevation, but appearing as a side extension when viewed from the road. To the north and west are houses fronting Marigold Close.

The application proposes a two storey extension. The proposed extension is irregular in plan form, part 2.0 metres deep and part 4.0 metres deep. The shallower part would have a subservient ridge height. The deeper part, a ridge that would be continuous with the existing. The proposed extension would be built over part of the existing front garden/drive.

The design of the proposed extension is considered to be in character with the existing building and would not erode the openness of the site. Harm to the street scene would not therefore result.

The nearest houses with the potential to be impacted upon are nos.5 and 6 Marigold Drive neither of which are considered to be materially impacted upon.

No.5 Marigold Drive has a first floor non habitable room window facing this direction. The side elevation of no.5 is around 12 metres from the nearest point the proposed extension would reach. The application property is on slightly higher ground than no.5. Irrespective of the topography, the orientation and the use of the room, the separation between the two premises is considered sufficient to ensure no material loss of light to no.5's flank elevation window.

In terms of overbearing impact, the two properties are almost at right angles to each other and their relationships such that the site of the proposed extension is parallel with the flank wall of no.5, albeit around 12 metres distant. The proposed extension would not therefore result in an overbearing or overshadowing of no.5's rear garden such that would result in demonstrable harm.

In terms of privacy, the new windows would not directly overlook habitable rooms or gardens.

No other dwellings are adversely impacted upon.

The application demonstrates compliance with Local Plan parking standards.

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

Application Number: F/2000/2941
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C14	R014	EXTERNAL FINISHES TO MATCH
3	C044	R044	NO WINDOWS TO BE INSERTED INSERT: .....in the side elevation of the extension....
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

18/1/07

RECORD OF SITE VISIT

SITE ADDRESS: 18 Merryman Drive, Crowthorne.

APPLICATION NUMBER: F/2000/2941

OFFICER: George Allpress

DATE OF SITE VISIT: 21/12/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential are within defined settlement.

3. DESCRIPTION OF SITE/BUILDING Modern detached single family dwelling.

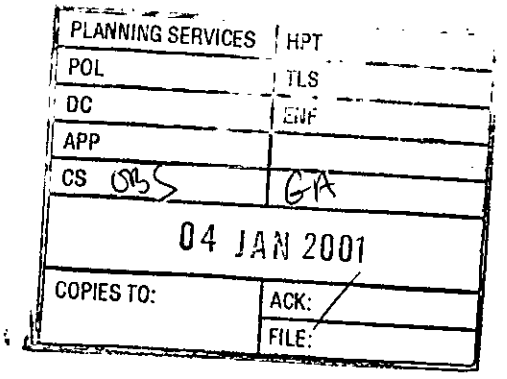
4. RELATIONSHIP TO ADJOINING PROPERTIES Nos 5 and 6 Marigold Drive to the north west.

5. SITE CONSTRAINTS

TREES	None in vicinity of proposed extension.
ACCESS/PARKING	Front and side parking with garage.
LEVELS	Level.
BOUNDARY TREATMENT	Open plan to front timber fencing elsewhere.
OTHERS	None

Applicationo	Name & Address
F/2000/2941	R Rutherford 5 Marigold Close Crowthorne RG45 6TY

App approved
Letter sent 25/01/01



5, Marigold Close,
Crowthorne,
Berkshire,
RG45 6TY

January 3, 2001

Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire,
RG40 1WR

Your Ref.: **George Allpress**
F/2000/2941

Dear Sir,

I am writing to you regarding the proposed two storey side extension to the dwelling at 18, Merryman Drive, Crowthorne. Before you make your decision, I would be grateful if you would consider my comments.

1. As I am sure you are aware, 5, Marigold Close is located directly to the North of the proposed extension. It has only one window with a southern aspect and due to the location of the other windows in relation to surrounding constructions, a significant proportion of the light entering the property comes from this south facing window. It is a **major** source of indirect illumination for our living area. The existing dwelling at 18, Merryman Drive casts a significant shadow across the window during the morning. The proposed two storey extension would additionally remove any direct sunlight entering the window during the afternoon. The reduction in illumination to our living room would be considerable, leading to a depressing and gloomy environment.

2. The current view from the window is unrestricted, allowing clear viewing across Merryman Drive and up Green Finch Close towards a tree-lined ridge. The proposed extension will leave us with nothing but a clear view into 18, Merryman Drive's master bedroom.

3. The new extension will further overshadow our rear garden.

4. Considering the above points, it is inevitable that the reduction in quality of life caused by the proposed extension, will be reflected by a drop in the resale value of our home. 5, Marigold Close is one of the few two bedroom homes on the Heathlake Park estate that has a bathroom with a window, let alone a South facing aspect. The added value of this feature will be severely limited by the construction of a two storey extension directly outside.

I hope that you will give careful thought to the above points before reaching your decision. If you wish to visit 5, Marigold Close to assess the impact for yourself, then please feel free to contact me. My telephone contact details are: 01344 633068 (work) and 01344 780254 (home).

Yours faithfully,

Robin Rutherford
BSc(Hons), ARCS, MSc, DIC, GradInstP

01344762283

Wokingham Without Parish Council Consultation Sheet

Officer	George Allpress
No	F 2000 2941
Proposal	two storey side extension to dwelling.
Site	18 Merryman Drive, Crowthorne.

COPIES TO:

ACK:

FILE:

Committee's Comments

no objections

Signed :
Clerk to Wokingham Without Parish Council

19 December 2000

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 12 December 2000

Application Number: F/2000/2941

Proposal: Proposed two storey side extension to dwelling.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
18, Merryman Drive, , Crowthorne.

Applicant:
Mr & Mrs K Mather C/O Andesign.

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.
18/12/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	29 NOV 2000
Officer: GA	Application No. F/2000/2941

Map No. 108. Site 0:04
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

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

Location: 18 MERRYMAN DRIVE

Parish: WOK W/OUT Ward: WOKINGHAM WITHOUT
12.12.00

Applicant: MR/MRS MATHER

Fee Received 95-00 (7) 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 : 12.12.00 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 + 1, 5, 6 Marigold Close
17 Merryman Drive
25 Greenfinch Close ✓

Environmental Services

For office use only.
Application number: 29.NOV.2000* 2941

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	MR & MRS K.MATHER
	Address and postcode	18 MERRYMAN DRIVE CROWTHORNE, BERKS RG45 6TW
	Phone number	01344 780249
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	0118 9784165
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	TWO STOREY SIDE EXTENSION
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.	TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	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 ☒

Crystal Mark
Clarity approved by Plain English Campaign

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 make sure that you enclose the following.		
	a Six copies of this form signed and dated.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of MR & MRS K. MATHER

Date 27/11/2000

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

ADDRESS 18 MERRYMAN DRIVE PARISH WOK/WITHOUT

PLOT No. 152 11 ORD. SHEET No. SU.886.5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19036	LAING	O/L.	22.9.88	CH
26350	"	DET. HOUSE & GARAGE	30.10.86	CH
27619	"	"	16.4.87	CH
ARA3530	"	"	10.4.87	APP

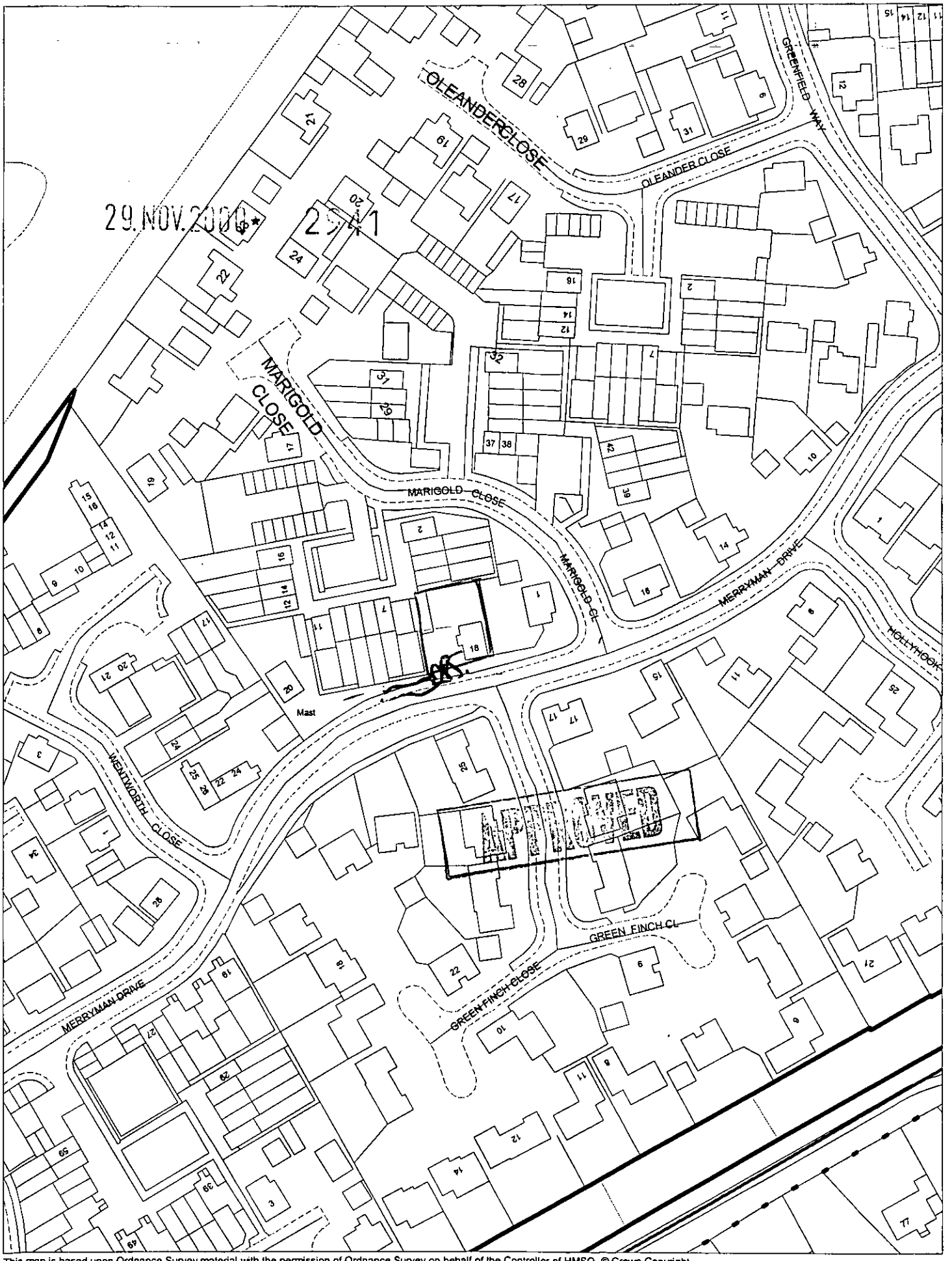
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 245/83

DRAINAGE

091074



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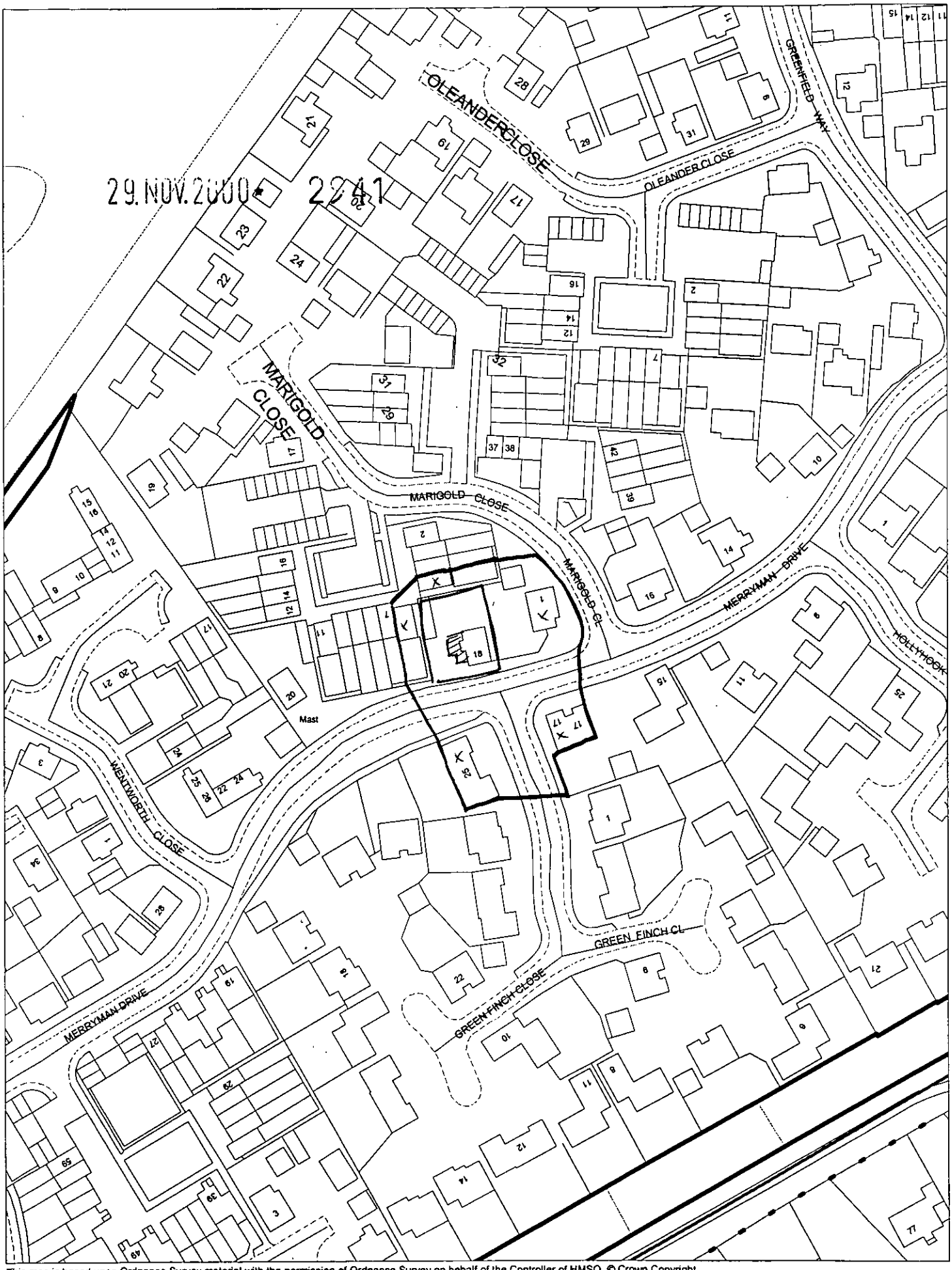
Development Control Section, Environmental Services, Wokingham District Council.

6 December 2000

Scale: 1 : 1250

N W E S



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6 December 2000

Scale: 1 : 1250

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