APPLICATION NO:
F/2001/3135

LOCATION:
1 Keats Way, Crowthorne.

APPLICANT:
Mr K Butchart

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

EARLIEST DATE FOR DECISION: **08/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
05/03/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

RAILEX
Marbleboard

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr K Butchart
1 Keats Way
CROWTHORNE
Berkshire
RG45 6QT

Application Number: F/2001/3135

Parish: **WOKINGHAM WITHOUT**

Location: **1 Keats Way, 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.

Condition
3. The conservatory window in the north-west elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

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.

Informative
1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
2. 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 SBE1, SBE2, STV1, STV6
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS2, WOS3

John Mitchell
Development Control Manager
Date: 16/02/2001

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.

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3135

Applicant : Mr K Butchart .

Location : 1, Keats Way, , Crowthorne.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		30/01/01

Date of Neighbour Notifications : .....

Date of Site Visit : 30/01/01

Date Registered : 08/01/2001

Earliest Date for Decision : 08/02/2001

Latest Consultation Date/Site Notice Expiry Date : 08/02/2001

This application will have expired on: 05/03/2001. 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 :

Wokingham ~~RP~~ Without PC : No Objections.

Neighbours : No comments received.

Planning Issues : (identified settlement)

1) Neighbours:

2) Streetscene

Application Number: F/2000/3135
Appraisal:

1) Impact on neighbouring properties

The proposal is for a single storey rear extension to a 2 storey sem-detached house to form a conservatory.

The proposed extension will be 2.9 metres wide and will protrude from the rear elevation of the sem-detached house via the dining room area by 3.5 metres.
To be constructed in brick to below window levels. It will have a hipped, pitched roof with an eaves height of 2.4 metres and a ridge height of 3.2 metres.

The enclosed rear garden consists of a combination of a 1.6 and 1.84 metre high fencing.

No.3, to the north west, 2 storey, semi-detached neighbour, main windows at ground floor and at first floor face the rear garden. The floor level of the house is approximately 0.3 metres higher than the ground level. There is a patio styled dining room window positioned 0.6 metres away adjacent to a 1.84 metre high boundary fence, which measures 1.5 metres wide by 2 metres high approximately.

After applying the Council's guidelines for daylight, as set out in the BRE report 'Site Layout Planning for Daylight and Sunlight - A Guide to Good Practice' it is considered that due to the shallow roof pitch of the conservatory there will be minimal loss of light to the dining room area.

Due to the orientation, distance away and boundary treatments the proposed conservatory will not affect neighbouring properties to the south and to the west, therefore no detrimental impact.

2) Impact on street scene /visual impact.

Will not be visible from the adjoining roads due to the boundary treatments and the fact that the houses are built so close together. However the materials proposed will match the existing house, therefore no impact upon visual amenity of the area – considered acceptable.

Recommendation : Approval: [✓] ~~**Refusal: [ ]**~~
(tick appropriate box)

Application Number F/2001/3135
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal.~~
1.	C001	R001	Full Permission - 5 years
2.	C014	R014	External Finishes to match
3.	C045	R045	Obscure Glazing
			The 'conservation' window'
			in the ' North West Elevation '
			Informatives.
	N06		Within Curtilage

Informative for approvals

N16

~~LODDON AREA LOCAL PLAN POLICIES:~~

SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1/2 STV1/6

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS2/3

~~GREEN BELT LOCAL PLAN POLICIES:~~

BERKSHIRE STRUCTURE PLAN POLICIES: ENV1

~~MINERALS LOCAL PLAN POLICIES:~~

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 16/2/01

RECORD OF SITE VISIT

SITE ADDRESS: 1 Keats Way Crowthorne.

APPLICATION NUMBER: F/2001/3135

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 30/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front fence panel

2. DESCRIPTION OF SURROUNDINGS Residential
No. 3, 2 storey semi detached neighbour, adjacent (patio type) rear, dining room window positioned 0.6m away, 2m high approx by ✓ wide (floor level 0.3m high above ground level) (1.5m) approx

3. DESCRIPTION OF SITE/BUILDING
2 storey semi detached house, open plan front garden. Brown/red brick, white painted wooden windows, brown cladding + red hung tiles at first floor level. enclosed rear garden. Brown pantile roof + black guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to Site Plan / at right angles to neighbours properties.

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing at front

LEVELS — Garden at rear steps down towards by approx 1m rear boundary fence, backs onto woodland.

BOUNDARY TREATMENT — No 3. 1.84m high ct' fence.

OTHERS — No 36 – No 40, Greenwood Road 1.6m high fencing + long gardens, not affected

NB floor level of house approx 0.3m higher than ground ~~floor~~ level.

* Obscure glass on conservatory side facing No. 3.

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

Tel: 0118 974 6441

Date: **15 January 2001**

My ref: F/2001/3135

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/2001/3135
1, Keats Way, , 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3135**
1, Keats Way, , 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 6441

Date: **15 January 2001**

My ref: F/2001/3135

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/2001/3135
1, Keats Way, , 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3135**
1, Keats Way, , 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 6441

Date: **15 January 2001**

My ref: F/2001/3135

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/2001/3135
1, Keats Way, , 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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3135**
1, Keats Way, , 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**********

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3135
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2001/3135

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

Location:
1, Keats Way, , 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/02/2001. 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

15 January 2001

08 JAN 2001 * 3135



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.

9 January 2001 Scale: 1 : 1250

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	08 JAN 2001
Officer: AT	Application No. F/2001/3135

Map No. 108 Site 0.04

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) Proposed Single Storey rear extension to dwelling to form conservatory.

Location: 1 Keats Way

Parish: Wok/Wout Ward: Wok W/Out

Applicant: Mr K. Butchart

Fee Received 95.00 Required ..... Additional ..... Refund .....

(9)

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	Scale 1:20 on plans & elevs.		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
No pre-apps

NEIGHBOURS:

S/N + see map

ADDRESS 1 KEATS WAY PARISH WOK/WITMOUT

PLOT No. 150-158 STAGE 2 144-152 144 ORD. SHEET No. SU.8362 108

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/150/59	GENERAL HOUSING COMPANY LTD	C/APP. RESIDENTIAL DEV.	16.10.59	N/A C/A
0/223/59	" "	" "	5.1.60	N/A C/A
[illegible]/55/60	" "	" "	10.3.60	N/A C/A
PD/121/60	BROCKLEHURST, COOPER & WILLIAMSON	ROADS & SEWERS	12.4.60	APP. N/A
175/60	GENERAL HOUSING COMPANY LTD	DET. HOUSES & GARAGES	12.9.60	APP. C/A
47/62	" "	SEMI-DETACHED HOUSE & GARAGE	19.4.62	APP C/A
PD/5/64	MR. C.R. BREWER	GARAGE	23.1.64	APP. N/A
PD/9/64	"	"	23.1.64	APP. N/A
BRA 1539	MR. A. COLES	2/ST. EXTENSION	8.10.86	APP
BRA 3579	"	BEDROOM/HALL	24.9.87	REL
BRA 4161	"	2/ST. EXTENSION	1.2.88	APP

DATE OF COMPLETION

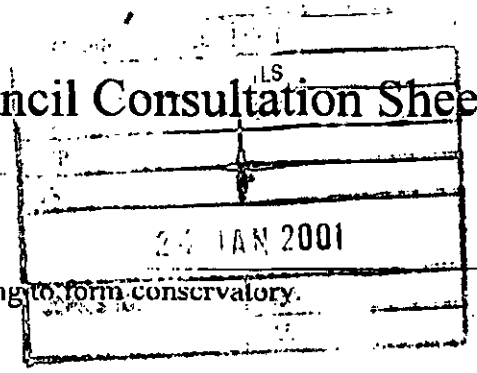
MINISTRY DECISION

SPECIAL ORDERS PD Enq - Conservatory - Mr Butchart 8.11.00 (Y)

DRAINAGE

091074

Wokingham Without Parish Council Consultation Sheet



Officer	Andrew Thorley
No	F 2001 3135
Proposal	single storey rear extension to dwelling to form conservatory.
Site	1 Keats Way, Crowthorne.

Committee's Comments

no objections

Signed : _____
Clerk to Wokingham Without Parish Council

23 January 2001

By hand
5/11/01

Environmental Services

For office use only.
Application number: RecNo 71123

08. JAN. 2001 5135

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. KEITH BUTCHART 1, KEATS WAY CROWTHORNE BERKSHIRE RG45 6QT 01344 762708
2	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	CONSERVATORY TO ADJOIN PART OF 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.	HEATHER BROWN DWARF WALL TO MATCH EXISTING BRICKS. GLASS + WHITE UPVC.
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: 3
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

Date 5/01/01

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3135**
CASE OFFICER: **Andrew Thorley**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



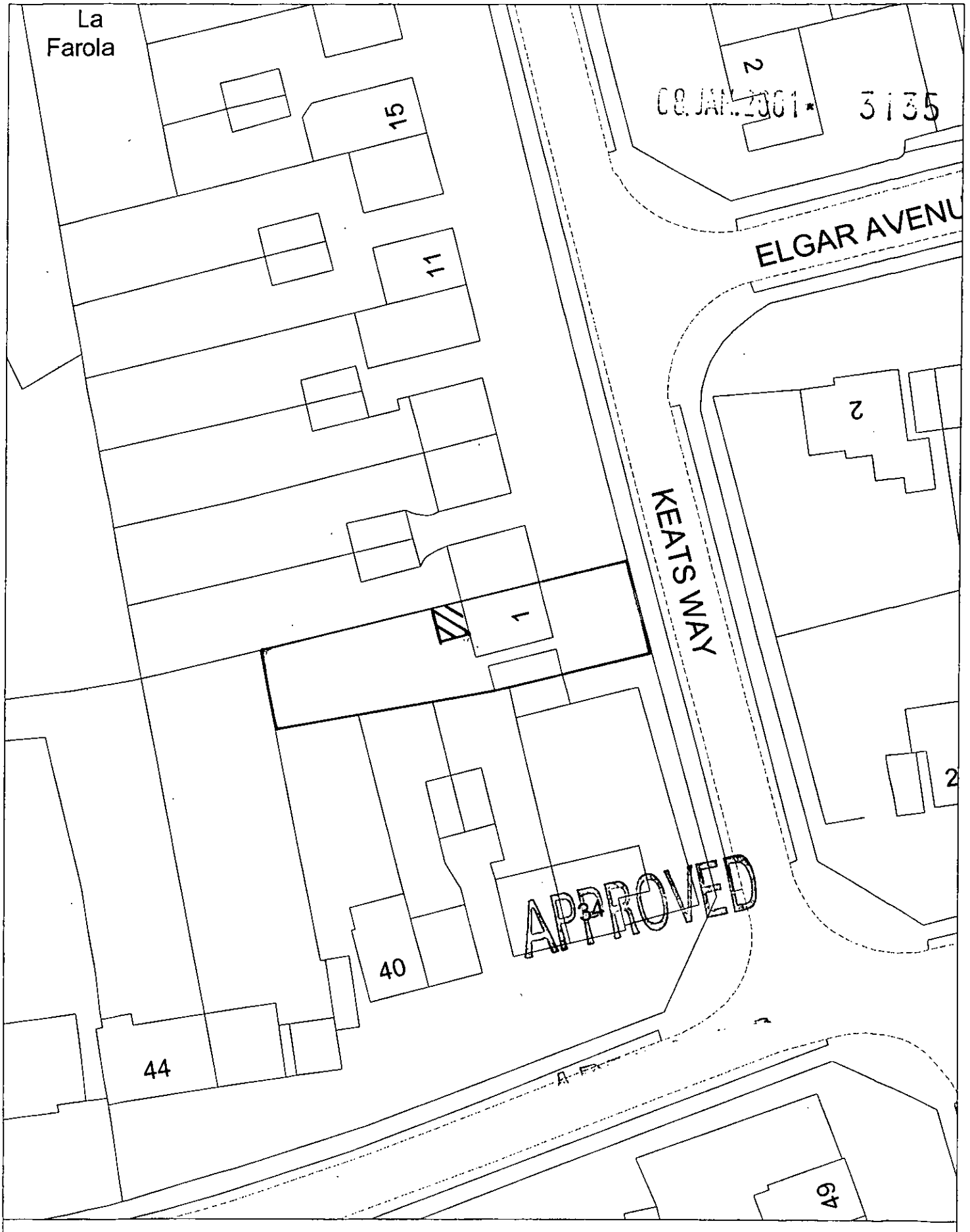
Site Plan, Scale: 1 to 2500

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: 15 November 2000

N
W E
S



Site Plan, Scale: 1 to 500

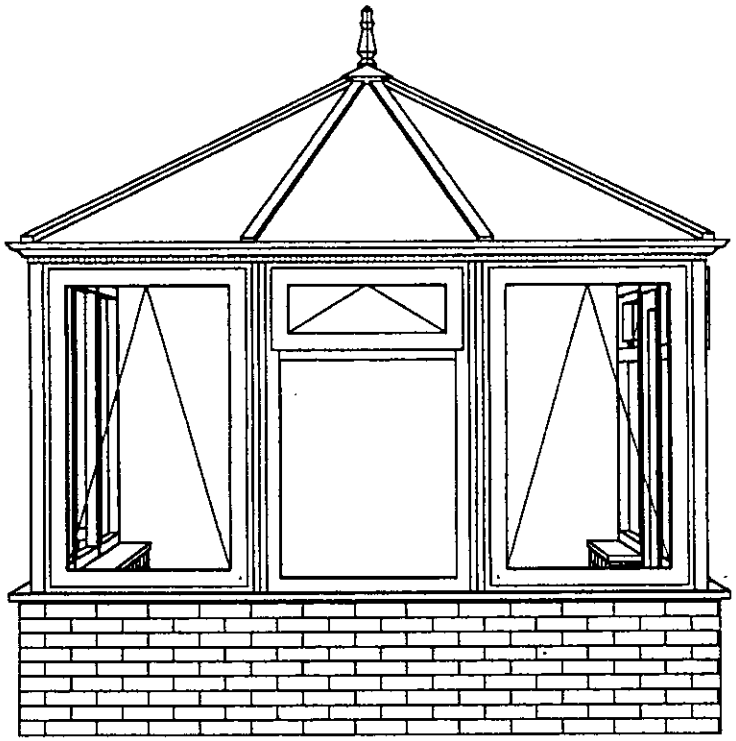
This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

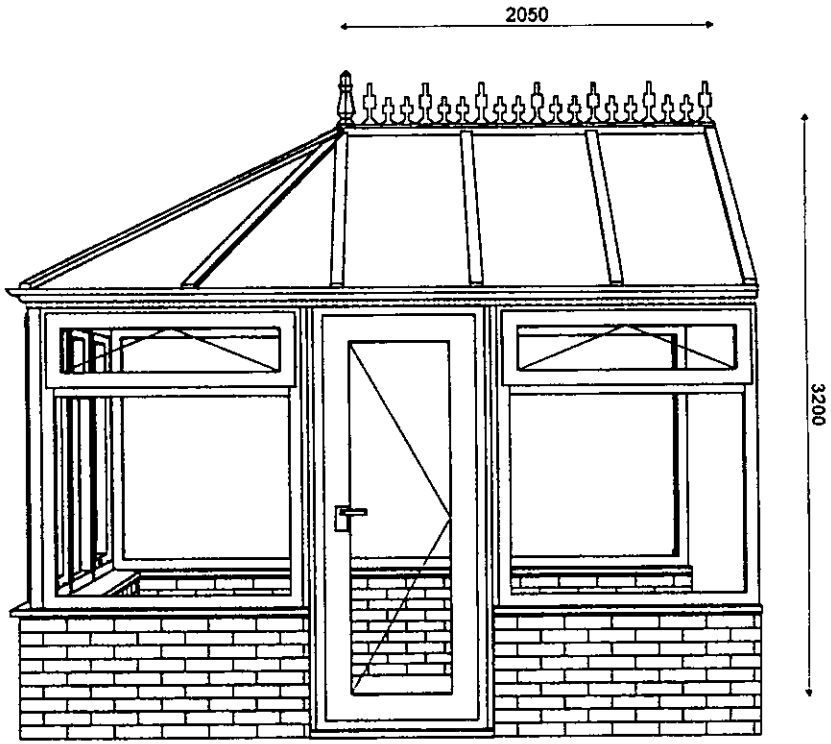
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 15 November 2000

N
W E
S

08.JAN.2001* 3135





2900

3500

APPROVED

Mr Butchart 1 Keats Way Crowthorne Berks RG45 6QT	All drawings are designed for pictorial use only, and will not form part of any subsequent contract documentation Approx Volume = 29m³	The Window Factory TEL: 01252 816996 FAX: 01252 812652