APPLICATION NO:
F/2000/0400

LOCATION:
19 Thornbury Close Crowthorne.

APPLICANT:
Mr & Mrs McLaughlin C/O 4th Dimension Architectural Design

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **20/02/2000**

APPLICATION EXPIRY DATE: **15/03/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs McLaughlin
C/O 4th Dimension Architectural Design
95 High Street
Crowthorne
Berkshire
RG45 7AD

Application Number: F/2000/0400

Parish: **WOKINGHAM WITHOUT**

Location: **19, Thornbury Close, Crowthorne.**

Proposal: **Proposed two storey rear extension to dwelling.**

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

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

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

Condition
3. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Head of Planning and Transportation
Date: 03 March 2000

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

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 7 June, 2000
My ref. BC/DC/2000/0400

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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs McLoughlin
c/o Fourth Dimension Architectural Design
Sydenham House
95 High Street
Crowthorne
Berkshire
RG45 7AD

Dear Sirs

PLANNING PERMISSION 2000/0400
SITE: 19 THORNBURY CLOSE, CROWTHORNE

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0400 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Emy Circuit
Planning Assistant

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	0400 EXC
BUILDING CONTROL NUMBER	FP 2000/0664 Bna
APPLICANT/AGENT	4th Dimension
ADDRESS OF SITE	19 Thornbury Close. Conthorne WOK. WITHOUT
DESCRIPTION OF PROPOSED WORK	2 storey rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	5104/03A	5104/03
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/3/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	24/3/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

16 JAN 2000* 0529



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(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2000 Thomson Directories Ltd.

PROPAFI

Ordnance Survey
Value Added Reseller



Site Plan, Scale: 1 to 1250

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Date: 21 January 2000

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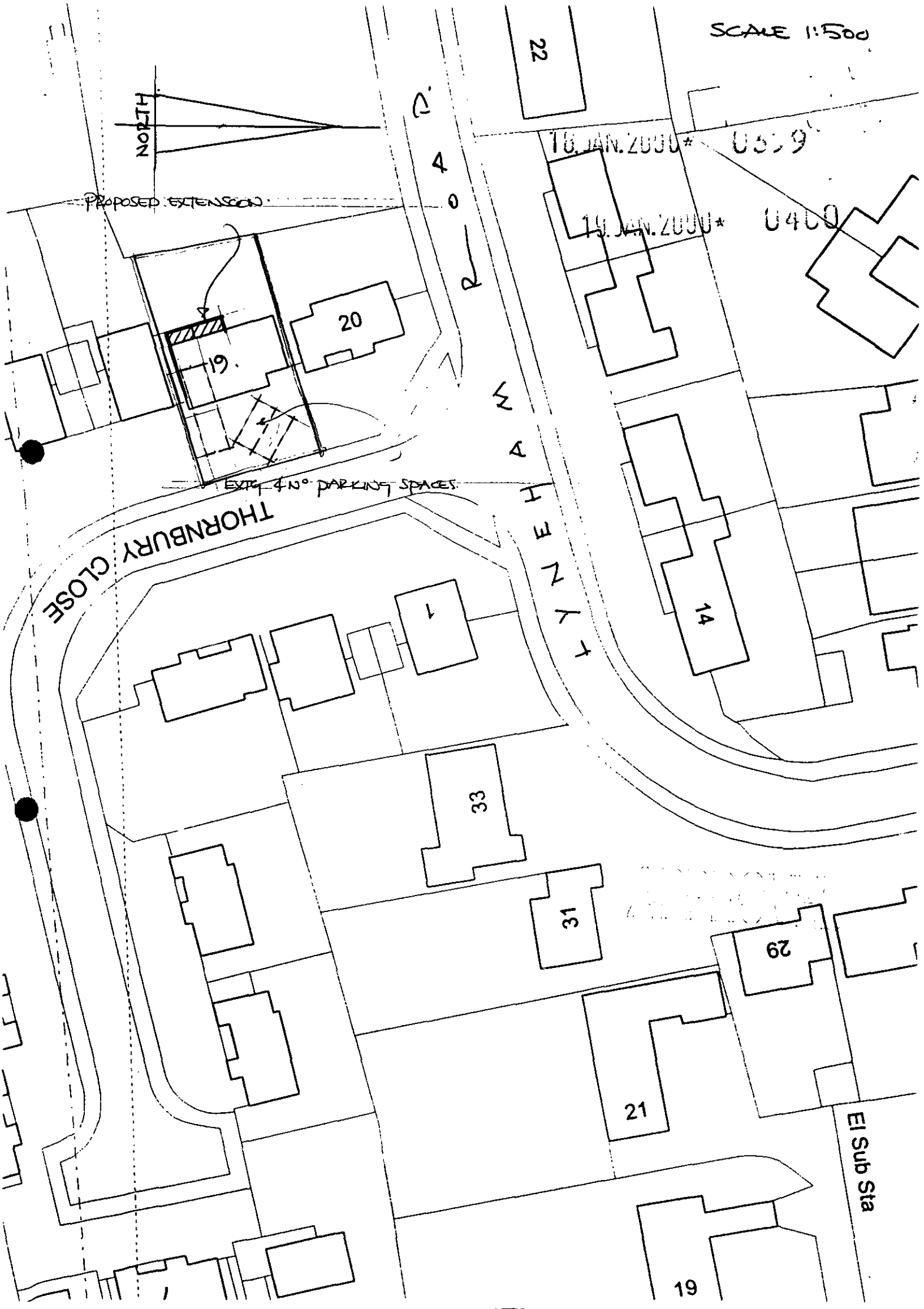
SCALE 1:500
NORTH
PROPOSED EXTENSION
EXTG 4 N° PARKING SPACES
THORNBURY CLOSE
LYNEHAM
El Sub Sta
22
20
19
14
1
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31
29
21
19

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0400

Applicant : Mr & Mrs McLaughlin C/O 4th Dimension Architectural Design.

Location : 19 Thornbury Close .
Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8/2/00

Date of Neighbour Notifications : 2/2/00

Date of Site Visit : 8/2/00

Date Registered : 19/01/2000

Earliest Date for Decision : 20/02/2000

Latest Consultation Date/Site Notice Expiry Date : 20/02/2000

Application Expiry Date: 15/03/2000

Consultation Responses :

Highways - conditions
Nokeyham Without PC - " no objections

Planning Issues :

Identified Settlement
NBE1 - neighbours / streetscene

Application Number: F/2000/0400
19 Thornbury Close

Appraisal: The proposal is for a two-storey/first-floor extension. At ground-floor level the existing utility area forms a flat roof projection of 1.5 metres to the rear of the property and above this, is a large box dormer, projecting as far as the main rear elevation of the house. The proposals is to increase the depth of the dormer to be flush with the rear of the utility area and build an adjoining, two-storey extension, increasing the width of the rear projection by 3.5 metres to 6.5 metres.

The extension would not be visible from the street. Although it amounts to a flat-roof first-floor extension its design is in keeping with the property, creating a symmetrical side elevation, and fits in with the character of the area.

18 Thornbury Close projects, at two-stories, 1.5 metres beyond the utility area and the extension would be 6 metres from the boundary with No 20 so it would not be overbearing to either neighbour. No side windows are proposed and the extension would not result in unacceptable reduction in daylight to the first-floor side window at No 18.

The existing parking provision is sufficient.

Recommendation: conditional approval

Application Number F/2000/0400
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	WORKS
03	SC23	SR06	PARKING AND GARAGING

RECORD OF SITE VISIT

SITE ADDRESS: 19 Thornbury Close Crowthorne.

APPLICATION NUMBER: F/2000/0400

OFFICER: Emy Circuit

DATE OF SITE VISIT: 8 feb 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - on tree in front boundary hedge

2. DESCRIPTION OF SURROUNDINGS

1960s devt - mainly open plan but some hedges and mature trees in gardens. Various styles but flat roofs to porches/ garages and box dormers are characteristic.

3. DESCRIPTION OF SITE/BUILDING

Chalet-style with end gables + large box dormers front + rear ~~giving this~~

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 18 extends beyond utility at rear - 1 first floor side window

No 20 rear elevation level.

5. SITE CONSTRAINTS

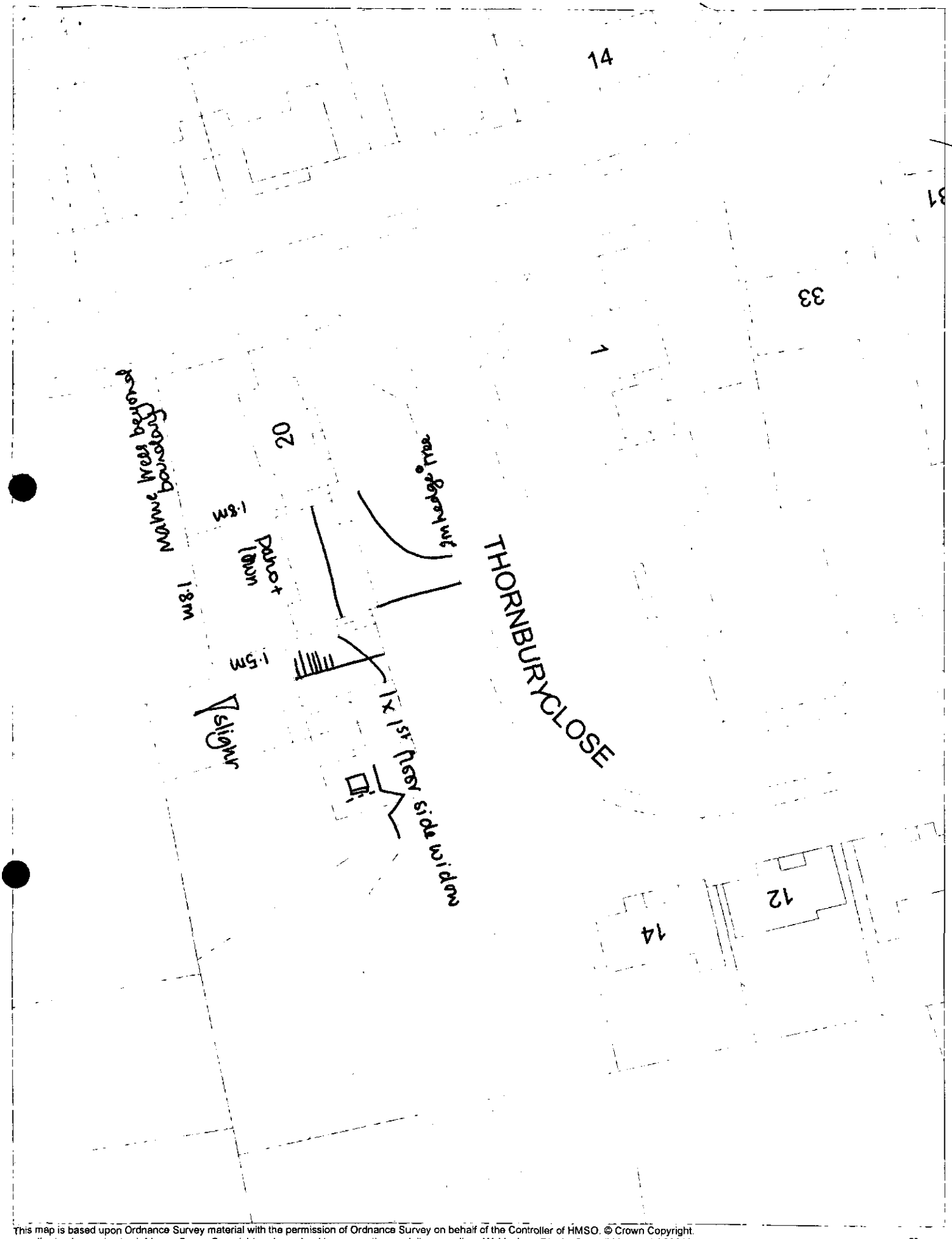
TREES /

ACCESS/PARKING garage + 3 driveway spaces - to standard for 5 bed dwelling.

LEVELS - slight slope to rear

BOUNDARY TREATMENT 1.5 & 1.8m fences

OTHERS /



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Development Control Section, Environmental Services, Wokingham District Council.

31 January 2000 Scale: 1 : 500

Received by Wokingham District Council

Application No: F/2000/0400

Proposal:

Proposed two storey rear extension to dwelling.

Location:

19 Thornbury Close .

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)**

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/02/2000. Written comments submitted will become available for public inspection.

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

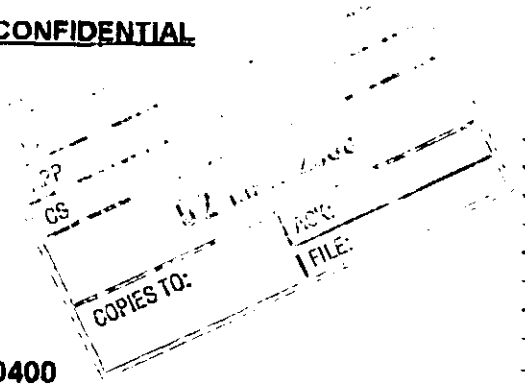
Head Planning and Transportation

Tel. (0118) 974 6479

Date 13/2/00

My ref F/2000/0400

CONFIDENTIAL



Environmental Services Department
Planning Services
P.O. Box 157
Shute End Wokingham
Berkshire RG40 1WR
Tel: (0118) 9746000
Fax: (0118) 9746464
Minicom No: (0118) 9746891
DX: 33506 - Wokingham

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

Dear Councillor

Application Number: F/2000/0400
19 Thornbury Close, Crowthorne
Proposed two storey rear extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact Emy Circuit on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 9/3/00

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0400**
19 Thornbury Close Crowthorne.
Proposed two storey rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: 2.3.00

Print Name: Ross

NB It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6479

Date: 28/2/00

My ref: F/2000/0400

CONFIDENTIAL

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/0400
19 Thornbury Close . Crowthorne
Proposed two storey rear extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact Emy Circuit on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 9/3/00

Yours faithfully

Chris Bond
Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0400**
19 Thornbury Close Crowthorne.
Proposed two storey rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6479

Date: 28/2/00

My ref: F/2000/0400

WOKINGHAM DISTRICT COUNCIL
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: 33505 – Wokingham

CONFIDENTIAL

Councillor P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

Dear Councillor

Application Number: F/2000/0400
19 Thornbury Close Crowthorne.
Proposed two storey rear extension to dwelling..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers.

If you have any questions please do not hesitate to contact Emy Circuit on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Ward

Head of Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 19 JAN 2000

Officer: EXC | Application No. F/2000/0400

Map No. 108. Site ....0:03.

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F.) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING

Location: 19 THORNBURY CLOSE

Parish: WOK. NO/OUT. Ward: WOK. W/OUT. 27.1.2000 TMB

Applicant: MR & MRS McLAUGHLIN

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			

① F/2000/0390 Allied Bakeries. Please also notify neighbours at 19 + 21 Vauxhall Drive ✓

Please do neighbour notification sfor:

② 2000/0400 - 19 Thornbury Close

18 + 20 Thornbury Close
14 + 16 The Avenue ✓

③ 2000/0349. 11 Greenside

9 + 15 Greenside ✓

④ 1 Norton Cottages Norton Road 2000/0362.

2 Norton Cottages and South Views, Norton Road. ✓

⑤ 2000/0399 Walford House, Basingstoke Road

Tondor, Basingstoke Road and 1 Hunters Way. ✓

⑥ 2000/0424 84 Reeds Avenue

33, 35, 43, 45, 47, 90, 88 Reeds Way ✓

Thanks

Tony

2.2.2000

FROM: Emy Circuit

DATE: 27 January 2000

17 FEB 2000

Wokingham Without Parish Council Consultation Sheet

Application Number: F/2000/0400

RECEIVED
W.W.P.C.

Proposal: Proposed two storey rear extension to dwelling..

Site Address: 19 Thornbury Close .

Applicant: Mr & Mrs McLaughlin C/O 4th Dimension Architectural Design

Your observations are required in respect of this application **by 20/02/2000** .

No Objections

SIGNED: _____ DATE: 16.02.2000

CLERK TO Wokingham Without Parish Council

To:
Highways

From: Emy Circuit

Date: 27 January 2000

Application Number: F/2000/0400

Proposal: Proposed two storey rear extension to dwelling..

Site Address:
19, Thornbury Close, .

Applicant:
Mr & Mrs McLaughlin C/O 4th Dimension Architectural Design.

Your observations are required in respect of this application within **7 days** of the above date.

CONDITION

Sc.23 - Parking - insert "Parking + garaging"

SR06

4.2.00

18.JAN.2000* 0509

Fourth Dimension

Ref: RTH/5104

19.JAN.2000* 0400

18 January, 2000

ARCHITECTURAL DESIGN

Sydenham House, 95 High Street
Crowthorne, Berkshire RG45 7AD
Telephone: 01344 761727
E.Mail: richard@4thdimension.freeserve.co.uk

Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berks.

Dear Sir,

RE: EXTENSION: 19 Thornbury Close, Crowthorne.

Please find enclosed six copies of our drawings 5104/ 01 & 03 illustrating proposals for the above project together with copies of relevant forms and certificates to comply with our application for Planning Approval

Also enclosed is a cheque to the value of £95.00 to cover planning charges.

We trust this is to your satisfaction and look forward to hearing from you in due course.

Yours faithfully

Richard T.Hart.
4th Dimension Architectural Design.

1305 **ENVIRONMENTAL SERVICES**

PLANNING APPLICATION FORM 19. JAN. 2000*

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME	MR + MRS McLAUGHLIN
	ADDRESS	19 THORNBURY CLOSE
		CROWTHORNE
		BERKS
	POST CODE	TEL NO
2	AGENT'S NAME	4TH DIMENSION HIGH DESIGN
	ADDRESS	115 HIGH STREET
		CROWTHORNE
		BERKS.
	POST CODE	RG45 7AD TEL NO 01344 761767
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	19 THORNBURY CLOSE CROWTHORNE BERKS
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	D/S REAR EXTENSION
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	~~YES~~ / NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	BRICK + TILE TO MATCH EXIST
7	WILL THE PROPOSAL CHANGE THE PEDESTRIAN OR VEHICLE ACCESS TO THE SITE? Please show details of the existing access and any proposed changes on the plans.	~~YES~~ / NO
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	~~YES~~ / NO

Please turn over