EX SYSTEMS LTD
SOUTHPORT U.K
LONDON OFFICE

APPLICATION NO:
F/2000/2886

LOCATION:
16 Bramblegate, Crowthorne.

APPLICANT:
Mr & Mrs Webb C/O Ron Webb Associates

PROPOSAL:
Proposed single storey rear extension to dwelling and conversion of garage to study/family room.

EARLIEST DATE FOR DECISION: **28/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 18/01/2001

CASE OFFICER: **Helen Pollock**

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Webb
C/O Ron Webb Associates
16 Bramblegate
Crowthorne
Berkshire
RG45 6JA

Application Number: F/2000/2886

Parish:	**WOKINGHAM WITHOUT**
Location:	**16, Bramblegate, Crowthorne.**
Proposal:	**Proposed single storey rear extension to dwelling and conversion of garage to study/family room.**

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. 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 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 STV1, SBE1 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

John Mitchell
Development Control Manager
Date: 17/01/2001

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 6480 (Direct Line)
E-mail: Helen.Pollock@wokingham.gov.uk
Date. 9 August, 2001
My ref. BC/DC/F/2000/2886

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 R Webb
c/o Ron Webb Associates
16 Bramblegate
Crowthorne
RG45 6JA

Dear Mr & Mrs Webb

PLANNING PERMISSION F/2000/2886
SITE: 16 BRAMBLEGATE, 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 F/2000/2886 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 you 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 sincerely

HELEN POLLOCK
Planning Assistant

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	2886 HP
BUILDING CONTROL NUMBER.	KP 2001/2019 South
~~APPLICANT~~/AGENT	Ron Webb Assoc.
ADDRESS OF SITE	16 Bramblegate Crowthorne WOK. WITHOUT
DESCRIPTION OF PROPOSED WORK	garage conversion (+ s/s rear ext to dwelling - DC only) on block plan

DRAWING NUMBERS	BC	DC
BLOCK PLAN	260/12	260/03.
ELEVATIONS	260/11	260/02.
FLOOR PLANS	260/10	260/01

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	17/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	27/6/01	

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	

WORK SHEET FOR : Helen Pollock

Application Number : F/2000/2886

Applicant : Mr & Mrs Webb C/O Ron Webb Associates.

Location : 16, Bramblegate, , Crowthorne.
Proposal : Proposed single storey rear extension to dwelling and conversion of garage to study/family room.

Site Notice Displayed ? :	YES	NO	DATE
	✓		02/01/01

Date of Neighbour Notifications : .....

Date of Site Visit : 02/01/01

Date Registered : 23/11/2000

Earliest Date for Decision : 28/12/2000

Latest Consultation Date/Site Notice Expiry Date : 28/12/2000

This application will have expired on: 18/01/2001. 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 :

Wokingham without P.C : objection on grounds of inadequate parking.

Highways: C/A.

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon Street Scene
3) Impact upon highway Safety - Parking Provision

Application Number: F/2000/2886

Appraisal:

The proposed development is for the conversion of the garage to a family room/study, replacement and raising of the flat garage roof, plus the erection of a single storey rear extension to form a dining room. Planning permission is not actually required for the conversion of the garage or the proposed rear extension, as there are no restrictive conditions limiting Permitted Development rights and the property has not been previously extended. However the raising of the roof would require permission in accordance with Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) Order 1995.

The conversion would initial the removal of up and over garage doors at both ends of the garage and replacement with a window in the front elevation and patio doors to the rear, any other alterations required would be internal. The rear extension is proposed to infill a section of the rear patio, in line with the existing rear building line. It would be 2.8m wide by 2.2m deep and stand 2.5m to the eves and 3.5m to the ridge. The total volume of the proposal is 18.48m^3, well below the permitted 70m^3. The garage roof would be raised by 250mm.

1. Impact upon neighbouring properties

The proposed development would extend out to the same point as the neighbouring property (no.18), and would have no adverse effects. To the rear 10 The Chase has a large dormer window over looking the rear of 16 Bramble gate, but it is not considered that the proposed extension would result in any increased intrusion. The only section of the proposal to be visible from 14 Bramblegate would be the raised garage roof, as this is only rising by 250mm and will be flat (as existing), it is not considered that there will be any detrimental impact.

2. Impact upon the street scene

The proposal involves the removal of an up and over garage door in the front elevation and its replacement with a window, in matching materials to the existing, and a raising of the flat garage roof. It is considered that there would be no adverse effects upon the character of the street scene.

3. Impact upon highway safety –parking provision

The property has 3 bedrooms and would therefore need to provide 2 vehicle-parking spaces on site. This requirement has been met and providing that the parking area is permanently retained there would be no adverse effects upon highway safety.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2000/2886
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	

Next door Single Storey, ext existing. Proposed ext. to come out as for as existing on 16 + 18. No overlooking.

RECORD OF SITE VISIT

SITE ADDRESS: 16 Bramblegate Crowthorne.

APPLICATION NUMBER: F/2000/2886

OFFICER: Helen Pollock

DATE OF SITE VISIT: 02/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on post in front

2. DESCRIPTION OF SURROUNDINGS Residential - detached houses

3. DESCRIPTION OF SITE/BUILDING 1960's style detached hse in moderate size plot.

4. RELATIONSHIP TO ADJOINING PROPERTIES adjoines nº 18 S/S/R ext. no other impact S.
large dorma overlooking garden from rear. - no new intrusion.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 2 driveway parking spaces

LEVELS N/A

BOUNDARY TREATMENT 1.8m fence + S/S ext.

OTHERS

Received by Wokingham District Council

Application No: F/2000/2886

Proposal:
Proposed single storey rear extension to dwelling and conversion of garage to study/family room.

Location:
16, Bramblegate, , 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/12/2000. 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

04 December 2000

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

Tel: 0118 974 6480

Date: **04 December 2000**

My ref: F/2000/2886

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/2000/2886
16, Bramblegate, , Crowthorne.
Proposed single storey rear extension to dwelling and conversion of garage to study/family room.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2886**
16, Bramblegate, , Crowthorne.
Proposed single storey rear extension to dwelling and conversion of garage to study/family room.

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 6480

Date: **04 December 2000**

My ref: F/2000/2886

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

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16, Bramblegate, , Crowthorne.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2886**
16, Bramblegate, , Crowthorne.
Proposed single storey rear extension to dwelling and conversion of garage to study/family room.

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 6480

Date: **04 December 2000**

My ref: F/2000/2886

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/2000/2886
16, Bramblegate, , Crowthorne.
Proposed single storey rear extension to dwelling and conversion of garage to study/family room.

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If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2886**
16, Bramblegate, , Crowthorne.
Proposed single storey rear extension to dwelling and conversion of garage to study/family room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 04 December 2000

Application Number: F/2000/2886

Proposal: Proposed single storey rear extension to dwelling and conversion of garage to study/family room.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
16, Bramblegate, , Crowthorne.

Applicant:
Mr & Mrs Webb C/O Ron Webb Associates.

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).

C122, R122.

Signed: _____ **Print name:** Adam Coggins 12/12/00

Environmental Services

For office use only.
Application number: 23.DEC.2000* 2886

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 + MRS R WEBB 16 BRAMBLEGATE CROWTHORNE RG45 6JA 01344 776527
2	Agent's Name Address and postcode Phone number	RON WEBB ASSOCIATES 16 BRAMBLEGATE CROWTHORNE BERKS RG45 6JA 01344 752788
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.	16 BRAMBLEGATE CROWTHORNE RG45 6JA
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION AND CONVERSION OF GARAGE TO STUDY/ FAMILY ROOM
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.	WALLS - FACING BRICKS TO MATCH EXTG ROOFS - TILES TO MATCH EXISTING AND FELT ROOF FINISH
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 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 MR+MRS R WEBB

Date 31/10/00

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

01344762283

PLANNING SERVICES | APT 37672
POL | TLS
DC | ENF
APP |
12 DEC 2000
COPIES TO: | ACK:
FILE:

Wokingham Without Parish Council Consultation Sheet

Officer Helen Pollock

No F 2000 2886

Proposal single storey rear extension to dwelling and conversion of garage to study/family room.

Site 16 Bramblegate, Crowthorne

Committee's Comments

Objections on grounds of inadequate parking provision remaining.

Signed : _____
Clerk to Wokingham Without Parish Council

12 December 2000

RWA

Ron Webb Associates
Architecture & Planning

16 Bramblegate, Crowthorne, Berks, RG45 6JA
Tel / Fax: 01344 752788
e mail: RonWebbAssoc@aol.com

PLANNING SERVICES | HPT
POL | TLS 37678
DC | CNF
ACK:

Planning Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Our ref: 260/rlw

Date: 6 December 2000

Dear sirs

Re: Extension & conversion at 16 Bramblegate, Crowthorne, Berks
Application no. F/2000/2886

Thank you for your letter of 4 December 2000 and enclosures regarding the above planning application.

I confirm that no part of the rear extension, including foundations and roof will encroach onto, over or under the neighbouring property. Therefore the Section 66 Certificate is not required.

I enclose herewith the postcard, duly completed, confirming that the coloured Planning Notice is being displayed at the above.

Yours faithfully

RON WEBB MBIAT
Ron Webb Associates

Encl.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	23 NOV 2000
Officer: HP	Application No. F/2000/2886

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 AND CONVERSION OF GARAGE TO STUDY / FAMILY ROOM

Location: 16 BRAMBLEGATE

Parish: WOK W/OUT Ward: WOKINGHAM WITHOUT
4.12.00

Applicant: MR/MRS WEBB

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (10) 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	Encroachment ?	4.12.00	
9	Miscellaneous			

APPLN NO. E/2000/2886

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 4.12.00 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 +

^ 14 + 18 Bramblegate.....

.....

.....8 + 10 The Chase ✓.....

.....

.....

.....

.....

.....

.....

27.124.016

ADDRESS 16 BRAMBLEGATE PARISH WOK/WITHOUT

PLOT No. STAGE II ORD. SHEET No. SV.8365-6

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/49/60	MESSRS BURGOOK & KNOX	O/APP RESIDENTIAL DEV.	9.3.60	10/A REF
0/274/64	RENDAY CONSTRUCTION CO LTD.	" "	7.12.64	10/A C/
P0/249/65	" "	ROADS & SEWERS	8.7.65	APP.
100/67 —	" "	HOUSE & GARAGE	4.5.67	APP. C/

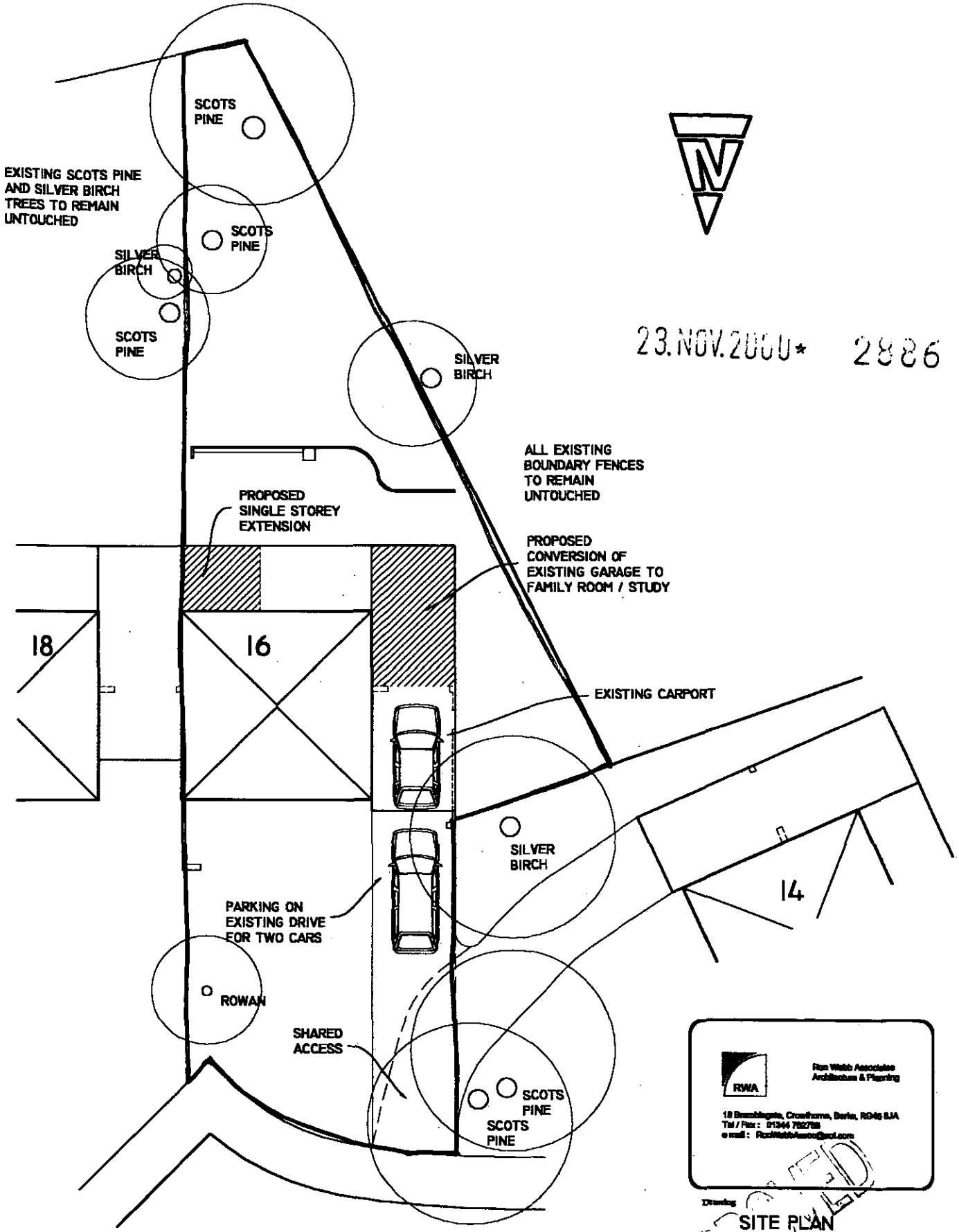
DATE OF COMPLETION

MINISTRY DECISION 0/49/60 — APPEAL GRANTED · 5.10.61

SPECIAL ORDERS T.P.O. 781/96

DRAINAGE

091074



23.NOV.2000* 2886

RWA

Ron Webb Associates
Architecture & Planning

18 Bramblegate, Crowthorne, Berks, RG45 6JA
Tel / Fax : 01344 762788
e mail : RonWebbAssoc@aol.com

Drawing
SITE PLAN

Scale
1:200

Date
OCT 00

Drawn by

Dwg. No.
260/03

Rev.

APPROVED

02/6/01



23 NOV 2000 - 2826

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Development Control Section, Environmental Services, Wokingham District Council.

1 December 2000

Scale: 1 : 1250

N
W E
S



Based upon the 1996 OS 1:1250 and 1:2500 mapping with the permission of the controller of HMSO. Crown Copyright. Licence LA086134

Landscape Section, Planning Department, Wokingham District Council.

8 October 1996

scale: 1 : 1250

N
W E
S

NOTICE OF CONSENT

Planning Acts, 1947 to 1959, should be read as references to the appropriate provisions in the Town and Country Planning Act, 1962.

BERKSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1947

WOKINGHAM RURAL DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKS.

To Renway Construction Co. Ltd.,
Edgcumbe Park Estate,
Dukes Ride,
CROWTHORNE, Berks.

Application No. 0/274/64

Proposal Layout of approximately 27.2 acres of land to north of Edgcumbe Park Estate, Wokingham Without, to include "Heathermount."

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you and approved by the Council on the 29th day of October, 1964 subject to compliance with the conditions specified hereunder :—

1. That land adjoining Oaklands Lane shall be developed in accordance with drawing No. 27/2 (amended), except that the suggested future road access to the north shall be replaced by an 8 ft. wide footpath, landscaped to the satisfaction of the local planning authority.
2. Detailed particulars of the siting, design and external appearance of the buildings and the means of access thereto shall be submitted to and approved by the local planning authority before building operations commence.
3. Additional tree and shrub planting shall be carried out on the Oaklands Lane Boundary of the site, within 12 months, to the satisfaction of the local planning authority.
4. Road A to be 36 ft. overall, 18 ft. carriageway + 2 No. 6 ft. footways + 6 ft. verge.
5. Road B to be 30 ft. overall, 18 ft. carriageway + 2 No. 6 ft. footways.

~~The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—~~

6. Kerb radii 35 ft. at all junctions.
7. Sight lines 50'x55' at all junctions (drawn reversed on block plan)
8. Turning spaces at end of culde-sac to be defined.
9. Sight lines of 200 ft. to be provided on the inside of curves of Road A.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:— (please see over)

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

Date 7 DEC 1964

Clerk to the Council.

N.B.—A statement of the applicant's rights is set out overleaf.

References in this document to provisions of the Town and Country Planning Acts 1947 to 1959, should be read as references to the appropriate provisions in the Town and Country Planning Act, 1962.

NOTICE OF CONSENT

BERKSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1947

WOKINGHAM RURAL DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM, BERKS.

To Romney Construction Co. Ltd.,
Edgcumbe Estate,
Dukes Ride,
CROWTHORNE. Berks.

Application No. 100/67

Proposal 42 houses and garages on 7 acres of land at Edgcumbe Park Estate, Wokingham Without (Stage 11).

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you and approved by the Council on the 4th day of May, 1967 subject to compliance with the conditions specified hereunder:-

1. No wall, fence or gate shall be erected between the building line and the highway unless permission has been granted by the Council on an application made for the purpose.

2. No garage or outbuilding other than an outbuilding situated wholly to the rear of the dwelling shall be erected without the permission of the Local Planning Authority granted on application made in that behalf.

3. A scheme of landscaping, to include the retention of the maximum number of existing trees and shrubs, shall be submitted for approval to the Local Planning Authority, shall be carried out within 6 months of the completion of the development and shall thereafter be maintained to the satisfaction of the Local Planning Authority.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—

1. 2. & 3. In the interests of amenity.

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

Date 9 MAY 1967

Clerk to the Council.

N.B.—A statement of the applicant's rights is set out overleaf.

The permission given by this notice is in respect of the detailed matters specifically reserved in the notice of outline consent issued on the 7th December, 1964 Ref: O/27/64

Rec'd 11.15AM 23.11.00

Ron Webb Associates
Architecture & Planning

16 Bramblegate, Crowthorne, Berks, RG45 6JA
Tel / Fax: 01344 752788
e mail: RonWebbAssoc@aol.com

23.NOV.2000* 2886

Planning Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Our ref: 260/rlw

Date: 31 October 2000

Dear sirs

Re: Extension & conversion at 16 Bramblegate, Crowthorne, Berks

Please find enclosed the following in order to make a Planning and Building application for a single storey rear extension at the above to create an enlarged kitchen together with the conversion of the existing garage to a Study/Family Room:

- Six copies of the application forms
- Six copies of drawings no. 260/01, 02, 03 and location plan
- Planning application fee in the sum of £95-00

Should you, whilst processing this application, have any queries or require additional information, then please do not hesitate to contact me.

Yours faithfully

RON WEBB MBIAT
Ron Webb Associates

Encl.