APPLICATION NO.
F/2002/8074

LOCATION:
Mountain Ash Lower Wokingham Road, Crowthorne.

APPLICANT:
Mrs C Norbury C/O Mr J Turrell

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

EARLIEST DATE FOR DECISION: **27/12/2002**

APPLICATION WILL HAVE EXPIRED ON: 21/01/2003

CASE OFFICER: **Dawn Hancocks**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs C Norbury
C/O Mr J Turrell
1 Portman Close
Bracknell
Berks
RG24 1NE

Application Number: F/2002/8074

Parish: **FINCHAMPSTEAD**

Location: **Mountain Ash, Lower Wokingham Road, Crowthorne.**

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

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

South East Area Local Plan Policies SBE1 and STV1.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

T. G Watson

Trevor Watson
Development Control Manager
Date: 28/01/2003

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 : Dawn Hancocks

Application Number : F/2002/8074

Applicant : Mrs C Norbury C/O Mr J Turrell.

Location : Mountain Ash, Lower Wokingham Road, , Crowthorne.

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

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : ....17/12/02.....

Date Registered : 26/11/2002

Earliest Date for Decision : 27/12/2002

Latest Consultation Date/Site Notice Expiry Date : 27/12/2002

This application will have expired on: 21/01/2003. 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 :

Parish Council - no objection

Planning Issues :

1/d settlement
Impact upon neighbours
" " street scene

Application Number: F/2002/8074

Appraisal:

Development
The proposed is for a single storey rear extension to form a conservatory. The site is a detached chalet style bungalow with detached garage located within the identified settlement of Finchampstead. The proposed conservatory would be 4.7m wide, 3.6m deep with a fully hipped roof and a ridge height of 3.1m.

1) Impact upon the neighbours
The proposed would be located up to the side building line facing Heatherdale. The proposed would be set away from the boundaries. A 1.8m fence forms the boundary to the rear and with Sukawa along with vegetation over 2m in height. Thick vegetation over 2m high forms the boundary with Heatherdale, through which a ground floor and first floor window are partially visible. Due to the location and size of the proposed it is considered that there would be no adverse impact in terms of overlooking, overshadowing and overbearing.

2) Impact upon the character of the street scene
No part of the proposed would be visible from the front of the house and it is therefore considered that there would be no adverse impact upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2002/8074
Conditions/Reasons for Refusal

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

photo of tree.

RECORD OF SITE VISIT

SITE ADDRESS: Mountain Ash Lower Wokingham Road Crowthorne.

APPLICATION NUMBER: F/2002/8074

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 17/12

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

detached houses + chalets
not open plan

3. DESCRIPTION OF SITE/BUILDING

detached chalet + garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

2 st houses to rear - shielded by trees.
Heatherdale - 1 grd + first fl window partially vis to side

patio + summerhouse to rear left.

5. SITE CONSTRAINTS

TREES 1 in garden (dec) · branches overhang patio up to proposed

ACCESS/PARKING

LEVELS level patio + grass.

BOUNDARY TREATMENT thick veg to Heatherdale 2 up to atleast 5m
6m high conifers + dec trees to rear + 1.8m fence.

OTHERS 1.8m fence to Sukawa + veg approx 3-4m high conifers

FROM: Dawn Hancocks

DATE: 03 December 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/8074

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

Site Address: Mountain Ash, Lower Wokingham Road, , Crowthorne.

Applicant: Mrs C Norbury C/O Mr J Turrell.

PLANNING SERVICES UNIT
PO
APP
CS
06 DEC 2002
COPIES TO

Your observations are required in respect of this application **by 27/12/2002** .

No objections.

SIGNED: C.S.Cl

DATE: 5-12-02

Clerk To Finchampstead Parish/Town Council.

Application Number : F/2002/8074	Map No : 107
Case Officer : OSH.	Site Area : 0·11
Valid Date : 26·11·02	Received Date: 26/11/2002

Level : Delegated Application

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

Location : Mountain Ash, Lower Wokingham Road, , Crowthorne.

Parish : FI Ward : FIN 3·12·02 B.

Applicant : Mrs C Norbury C/O Mr J Turrell.

Fee Required: £110 Fee Received: £110 (1)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

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

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 3.12.02 JB.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See map

.....

NO pre-apps

Organisation_Name	Building_Name	address1	Postcode
		47ASHDALE PARKWOKINGHAM	RG40 3QS
		49ASHDALE PARKWOKINGHAM	RG40 3QS
		45THE BRAMBLESCROWTHORNE	RG45 6EF
		47THE BRAMBLESCROWTHORNE	RG45 6EF
	MOUNTAIN ASH	MOUNTAIN ASHLOWER WOKINGHAM ROADCROWT	RG45 6DB
	SUKWA	SUKWALOWER WOKINGHAM ROADCROWTHORNE	RG45 6DB
	HEATHERDALE	HEATHERDALELOWER WOKINGHAM ROADCROWTI	RG45 6DB

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

Tel: (0118) 974 6480

Date: 03 December 2002

My ref: F/2002/8074

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Stanton
5 Waverley Way
Finchampstead
Berks
RG40 4YD

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

Dear Councillor

Application Number: F/2002/8074
Mountain Ash, Lower Wokingham Road, , Crowthorne.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Dawn Hancocks** on **(0118) 974 6480** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Dawn Hancocks** Application Number: **F/2002/8074**
Mountain Ash, Lower Wokingham Road, , Crowthorne.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Stanton

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

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

Tel: (0118) 974 6480

Date: 03 December 2002

My ref: F/2002/8074

WOKINGHAM UNITARY
Aiming for Excellence

Councillor T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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

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Development Control Manager

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_____

_____

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Signed: _____ Date: _____

Councillor T Charlesworth

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

Received by Wokingham District Council

Application No: F/2002/8074

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

Location:
Mountain Ash, Lower Wokingham Road, , Crowthorne.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8074 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/12/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

03 December 2002

Environmental Services

For office use only.
Application number: 26.NOV.2002 8074

Householder planning application form

26 NOV 2002
8074

WOKINGHAM UNITARY
Aiming for Excellence

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	MRS C NORBURY MOUNTAIN ASH LOWER WOKINGHAM Rd WOKINGHAM RG45 6DB 01344 780836
2	Agent's Name Address and postcode Phone number	MR J. TURRELL 1, PORTMAN CLOSE BRACKNELL BERKS RG42 1NE 01344 485412
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.	MOUNTAIN ASH LOWER WOKINGHAM Rd WOKINGHAM RG45 6DB
4	Give brief details of the proposal for example, two storey side extension. About the application	REAR CONSERVATORY
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.	RED BRICK TO MATCH EXISTING HOUSE
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following:		
	a Six copies of this form signed and dated. ✓		
	b The fee (We have attached a current scale of fees). ✓ If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red. ✓		
	• 1:500 scale site layout plan. ✓		
	• 1:100 or 1:200 scale floor plans and elevations. ✓		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: J W Gerrell on behalf of MRS NORBURY

Date 25/11/02

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