RAILEX SYSTEMS LTD
SOUTHPORT U.K. Tel.01704-26866 Fax.01704-25814
LONDON OFFICE Tel.0171-377-1777 Fax.0171-247-6181

19/4.

APPLICATION NO:
F/2002/6103

LOCATION:
45 Lyon Road, Crowthorne.

APPLICANT:
Mr/Mrs Taff C/O H Tawney Jones

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **14/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
06/05/2002

CASE OFFICER: **Louise Smith**

55

D2

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Taff
C/O H Tawney Jones
1 Carrick Lane
Yateley
Hants
GU46 6XN

Application Number: F/2002/6103

Parish: **WOKINGHAM WITHOUT**

Location: **45, Lyon Road, 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 **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reasons for which are specified hereunder.

Reason
1. The proposed development by virtue of its scale, mass and siting would be overbearing to the detriment of the amenity of the occupiers of No. 43 Lyon Road. As such it is contrary to policy SBE2 of the South East Area Local Plan and to policy WOS3 of the Wokingham District Local Plan (Deposit Draft).

Reason
2. The first floor rear window of the proposal would present an undesirable amount of overlooking into No. 43's front bedroom window, to the detriment of the amenity of the occupiers of 43 Lyon Road. As such it is contrary to policy SBE2 of the South East Area Local Plan and to policy WBE1 of the Wokingham District Local Plan (Deposit Draft).

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 Policies LD3 and EN1.
South East Area Local Plan Policies SBE1, SBE2, ST5 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 23/04/2002

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 : Louise Smith

Application Number : F/2002/6103

Applicant : Mr/Mrs Taff C/O H Tawney Jones.

Location : 45, Lyon Road, , Crowthorne.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 25/3.....

Date Registered : 11/03/2002

Earliest Date for Decision : 14/04/2002

Latest Consultation Date/Site Notice Expiry Date : 14/04/2002

This application will have expired on: 06/05/2002. 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 - out of keeping, overdevelopment, set undesirable precedent for dev't.

Highways - conditional approval.

Planning Issues :
Identified Settlement
Impact on Neighbours
" " Street Scene.
Parking Provision

Application Number: F/2002/6103 – 45 Lyon Road

Appraisal:

Development

The site is a semi-detached dwelling, situated within the identified settlement of Crowthorne.

The application proposes a two storey side extension which would project the depth of the dwelling, following the existing roof line with a gable end in the side elevation. The first floor would be supported on stilts and a carport would be provided in the space below.

1. Impact upon neighbouring properties

   It is considered that the proposed first floor window at the rear of the development would overlook No 43's first floor front elevation bedroom windows and lounge below, resulting in an undesirable loss of privacy to this neighbour.

   The siting of No 45, set 16m to the front of the adjacent No 43, presents a number of problems for the proposed two storey extension. The development would lie 6m forward of No 43 and 0.1m from the intervening side boundary (2m close-boarded fence). It is therefore considered that the scale and siting of the proposed development would be overbearing when viewed from this neighbouring property. The development would breach the 45° overshadowing angle and result in loss of light to the front bedroom and lounge windows at No 39 Lyon Road. The Southwest facing orientation of these windows would exacerbate the problem further. However, this is not the main reason for refusal.

2. Impact upon the character of the area

   The front and side elevations of the development would be highly visible on the street scene. A similar extension has been developed at No 53, although at this property the extension is stepped back by c.2.5m from the front of the dwelling. As other extensions have taken place, the development can not be considered incongruous, although it would be more prominent on the street scene than No 53's extension, which is only seen from the front elevation and screened by the neighbour at the side.

3. Impact upon highway safety (parking provision)

   The increase from a 3 to a 5-bedroom property would accompany the need for an increase in parking provision for the property. To meet Council standards, 4 off road parking spaces are required. Highways have advised that this could be met and have therefore conditionally approved the application.

Approval:	**Refusal:**
	✓

Application Number F/2002/6103
~~Conditions/~~Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposed development by virtue of its scale, mass and siting, would be overbearing to the detriment of the amenity of the occupiers of 43 Lyon Road. As such it is contrary to policies ~~SBE1 and~~ SBE2 of the South East Area Local Plan and WOS3 of the Wokingham District Local Plan (Deposit Draft)
2			The first floor rear window of the proposed would present an undesirable amount of overlooking into No 43's front bedroom window, ~~which is~~ to the detriment of the amenity of the occupiers of ~~the~~ 43 Lyon Road. As such it is contrary to ~~the~~ policy SBE2 of the South East Area Local Plan and WBE1 of the Wokingham District Local Plan (Deposit Draft)

No 53 similar extension - but set back from front of house by c. 2.5m



RECORD OF SITE VISIT

SITE ADDRESS: 45 Lyon Road Crowthorne.

APPLICATION NUMBER: F/2002/6103

OFFICER: Louise Smith

DATE OF SITE VISIT: 25/3

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
Residential rd - this section set off on a close from the main rd of Lyon Rd.
semi detached dwellings - single garages set to rear of properties

3. DESCRIPTION OF SITE/BUILDING
semi-detached.
existing side window at 1st floor level -

4. RELATIONSHIP TO ADJOINING PROPERTIES
set considerable distance forward of No 43 + that beyond

5. SITE CONSTRAINTS

TREES N/A

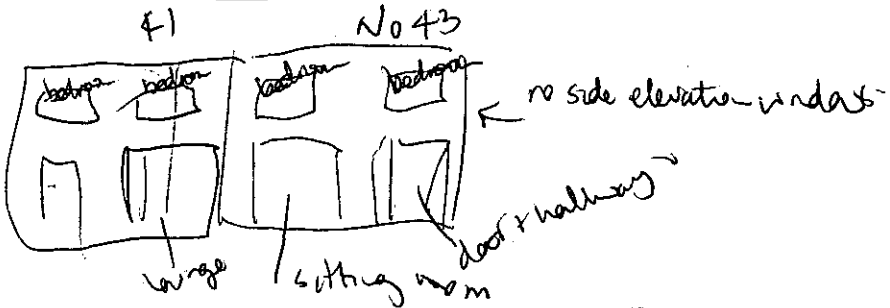
ACCESS/PARKING 3 -

LEVELS 0.2m higher on No 45 than 43.

BOUNDARY TREATMENT open plan front
left 2.2m ht fence.

OTHERS

overbearing?



Wokingham Without Parish Council Consultation Sheet

Officer	Louise Smith
No	F 2002 6103
Proposal	two storey side extension to dwelling. Plus additional plans showing car park layout rec'd 5/4.
Site	45 Lyon Road, Crowthorne.

FOL
DC
17 APR 2002
COPIES TO
ACK:
FILE:

Committee's Comments

The proposal was felt to be out of keeping, overdevelopment of the site, and could set a precedent which could lead to visual deterioration of street scene i.e. semi detached houses appearing to be terraced.

Signed :
Clerk to Wokingham Without Parish Council

16 April 2002

Date: 04 April 2002

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2002/6103

Location: 45, Lyon Road, , Crowthorne.

Proposal: Proposed two storey side extension to dwelling.

Applicant: Mr/Mrs Taff C/O H Tawney Jones.

Case Officer: Louise Smith

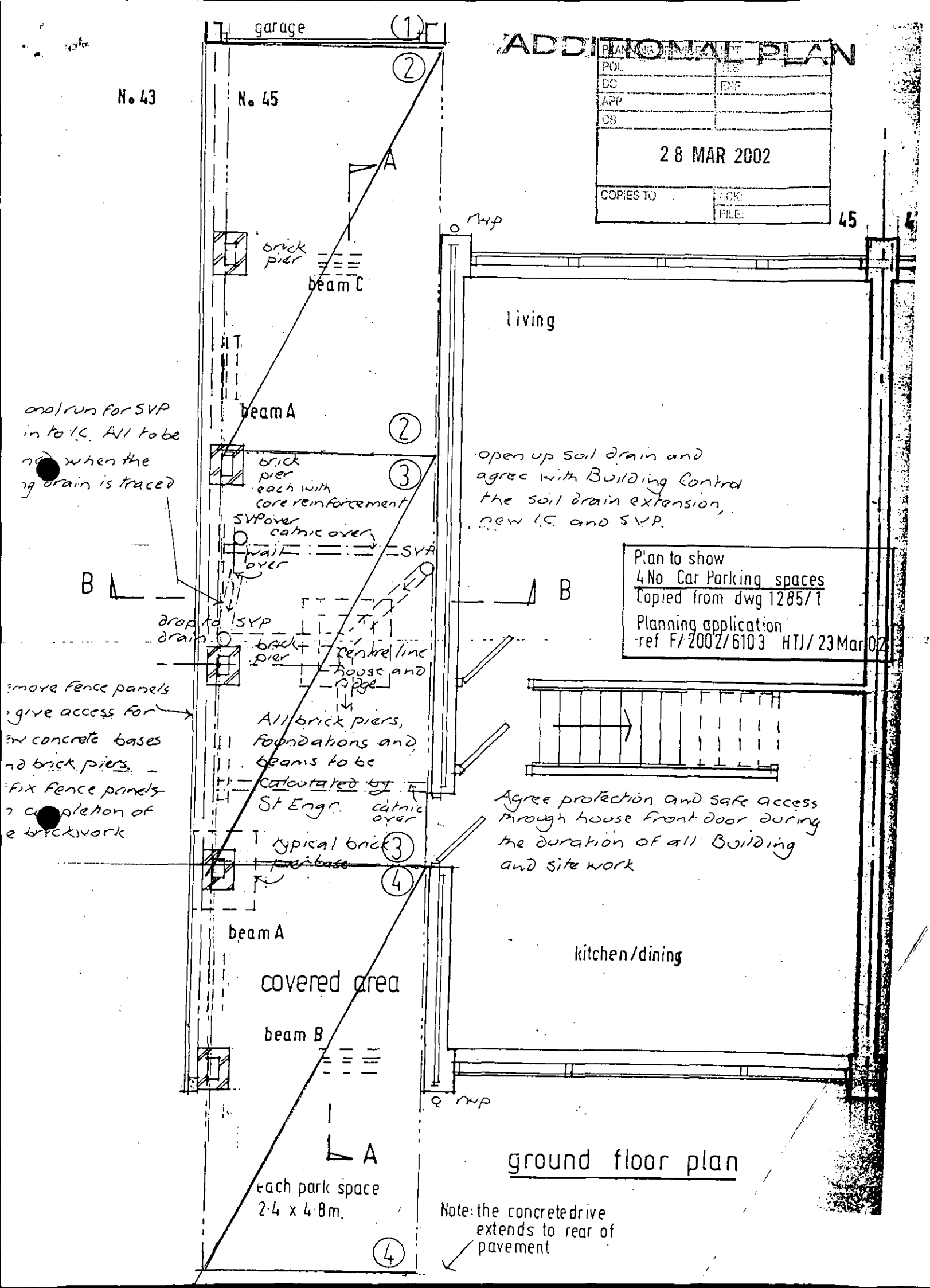
The new plans show the following: Car Parking Layout

Comments are required by 12/04/2002.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

As previous.

10/4/02.


ADDITIONAL PLAN
PLANNING DEPARTMENT
POL
DC
APP
CS
28 MAR 2002
COPIES TO
ACK
FILE
garage
No. 43
No. 45
45
brick pier
beam C
beam A
brick pier each with core reinforcement
SVP over catnic over wall over
SVP
drop to SVP drain
brick pier
centre line house and ridge
All brick piers, foundations and beams to be calculated by St Engr.
catnic over
typical brick pier base
beam A
covered area
beam B
each park space 2·4 x 4·8m.
RWP
living
kitchen/dining
open up soil drain and agree with Building Control the soil drain extension, new I.C. and S.V.P.
Plan to show
4 No Car Parking spaces
Copied from dwg 1285/1
Planning application
ref F/2002/6103 HTJ/23 Mar 02
Agree protection and safe access through house front door during the duration of all Building and site work
onal run for SVP in to I.C. All to be ... when the ... drain is traced
move fence panels give access for ... concrete bases ... brick piers. ... fix fence panels ... completion of ... brickwork
Note: the concrete drive extends to rear of pavement
ground floor plan

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 22 March 2002

Application Number: F/2002/6103

Proposal: Proposed two storey side extension to dwelling.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
45, Lyon Road, , Crowthorne.

Applicant:
Mr/Mrs Taff C/O H Tawney Jones.

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).

C4F9, R04F9
C122, R122.

Signed: _____ **Print name:** Adam 22/03/02

Environmental Services

For office use only.
Application number: 11.MAR2002 6103

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 R TAFF
	Address and postcode	45 LYON ROAD CRONTHORNE BERKS RG45 6RX
	Phone number	01344. 761800
2	Agent's Name	H.TANNEY JONES ARCHITECT
	Address and postcode	NO1 CARRICK LANE YATELEY HANTS GU46 6XN
	Phone number	
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.	45 LYON ROAD CRONTHORNE
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED TWO STOREY SIDE EXTENSION Dwg No 1285/1
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.	ALL TO MATCH THE EXISTING: RED FACING BRICK WITH UPVC CLADDING, CONC DELTA TILES
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: 2
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: H Tanner Jnr Architect

on behalf of MR EMRS R JAFF

Date 11th March 2002

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

ADDRESS 45 LYON ROAD PARISH WOK/WITHOUT

PLOT No. 18 ORD. SHEET No. SU.8464 109

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
0/301/60	MESSRS. HURSARCH DEVS LTD	O/APP. RES. DEV	14.11.60	N/A	REF
235/60	" "	RES. DEV.	5.1.61	APP	C/A
79/61	MESSRS DEVLINTY DEVS. LTD.	RES. DEV. (AMENDED)	26.4.61	APP	C/A
120/61	" "	" "	2.8.61	APP.	C/A
0/319/61	" "	O/APP. LAYOUT RES. DEV.	4.12.61	N/A	REF
139/62	MR. E. HALL	SEMI-DET HOUSE & GARAGE	4.10.62	APP	C/A
BR 5785	Mr. K. Ledbury	ext of garage & carport	14.12.76	ref	N/A
*BR 5877	"	"	12.1.77	APP	N/A
05709	"	"	17.3.77	N/A	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS* BR 5877 Cancelled 12.2.80 by W.D.C.

DRAINAGE

091074

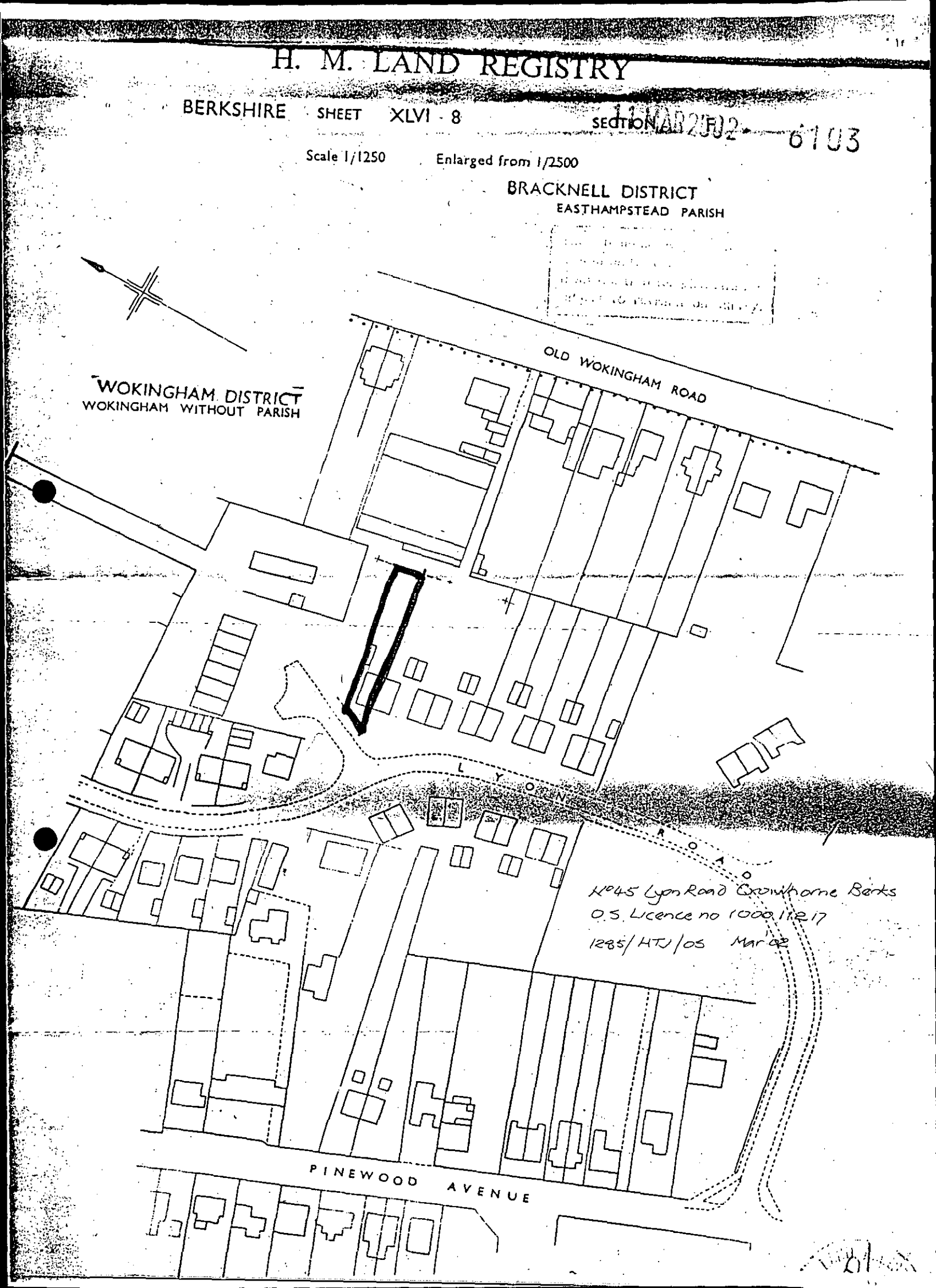
H. M. LAND REGISTRY

BERKSHIRE SHEET XLVI - 8 SECTION A 2002 6103

Scale 1/1250 Enlarged from 1/2500

BRACKNELL DISTRICT
EASTHAMPSTEAD PARISH

WOKINGHAM DISTRICT
WOKINGHAM WITHOUT PARISH



No 45 Lyon Road Crowthorne Berks
O.S. Licence no 100011217
1285/HTJ/05 Mar 05

NURSERY ESTATE

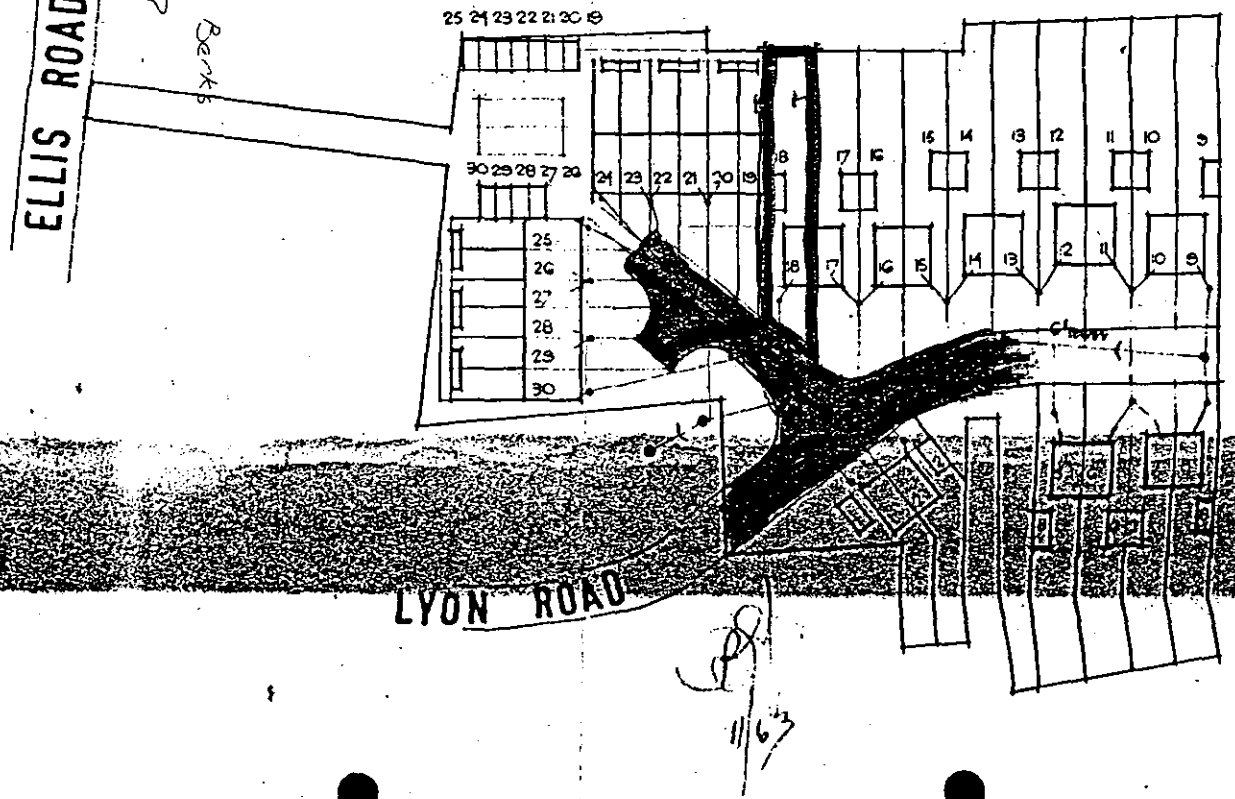
CROWTHORNE

BERKSHIRE

11 MAR 2002 61103

BK 25949

Nº45 Lyon Road Crowthorne Berks
OS Licence no 100012117
1285/HTJ/OS Mar'02



11/6/03

Application Number : F/2002/6103	Map No : 109
Case Officer : LS	Site Area : 0.04
Valid Date : 11/03/02	Received Date: 11/03/2002

Level : Delegated Application

Description : Proposed two storey side extension to dwelling.

Location : 45, Lyon Road, , Crowthorne.

Parish : WT Ward : WOK

Applicant : Mr/Mrs Taff C/O H Tawney Jones.

Fee Required: £95 Fee Received: £95 (8)

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	show parking for 4 vehicles, 2.4 x 4.8 m (width of new passageway is only ~~2.2m~~ approx)	22/03	28/3.
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

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.

.....

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

Tel: (0118) 974 6463

Date: 22 March 2002

My ref: F/2002/6103

WOKINGHAM UNITARY
Aiming for Excellence

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

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

Dear Councillor

Application Number: F/2002/6103
45, Lyon Road, , Crowthorne.
Proposed two storey side extension to dwelling.

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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6103**
45, Lyon Road, , Crowthorne.
Proposed two storey side extension to dwelling.
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 P Helliar-Symons

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

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

Tel: (0118) 974 6463

Date: 22 March 2002

My ref: F/2002/6103

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

Dear Councillor

Application Number: F/2002/6103
45, Lyon Road, , Crowthorne.
Proposed two storey side extension to dwelling.

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Trevor Watson
Development Control Manager

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Proposed two storey side extension to dwelling.
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_____

_____

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 P Lewis

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

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

Tel: (0118) 974 6463

Date: 22 March 2002

My ref: F/2002/6103

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/6103
45, Lyon Road, , Crowthorne.
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6103**
45, Lyon Road, , Crowthorne.
Proposed two storey side extension to dwelling.
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 A Ross

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

Received by Wokingham District Council

Application No: F/2002/6103

Proposal:
Proposed two storey side extension to dwelling.

Location:
45, Lyon 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/2002/6103 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/04/2002. 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

22 March 2002

Organisation_Name	Building_Name	address1	Postcode
		10DOWDING COURTCROWTHORNE	RG456RE
		11DOWDING COURTCROWTHORNE	RG456RE
		12DOWDING COURTCROWTHORNE	RG456RE
		14DOWDING COURTCROWTHORNE	RG456RE
		3DOWDING COURTCROWTHORNE	RG456RE
		4DOWDING COURTCROWTHORNE	RG456RE
		5DOWDING COURTCROWTHORNE	RG456RE
		6DOWDING COURTCROWTHORNE	RG456RE
		7DOWDING COURTCROWTHORNE	RG456RE
		8DOWDING COURTCROWTHORNE	RG456RE
		9DOWDING COURTCROWTHORNE	RG456RE
		44LYON ROADCROWTHORNE	RG456RT
		2CELANDINE CLOSECROWTHORNE	RG456RU
		3CELANDINE CLOSECROWTHORNE	RG456RU
		19LYON ROADCROWTHORNE	RG456RX
		41LYON ROADCROWTHORNE	RG456RX
		43LYON ROADCROWTHORNE	RG456RX
		45LYON ROADCROWTHORNE	RG456RX
		47LYON ROADCROWTHORNE	RG456RX
		4CELANDINE CLOSECROWTHORNE	RG456RU

Neighbour consultation list

F/2002/6103

11.MAR2002* 6103 6103

H. Tawney Jones Dipl Arch RIBA
Chartered Architect • N° 1 Carrick Lane • Yateley • Hants • GU46 6XN • tel: 01252 874498

1285/A/HTJ
11th March 2002

Dear Sir,

re: Planning Application; 45 Lyon Road Crowthorne Berks RG45 6RX.
Proposed side extension.

I enclose the documents for this proposed extension. I have attached the OS plans to each of the six copies of drawing no1285/1.

I have attached the applicants fee cheque, in the sum of £95.00, to this letter.

yours faithfully,

H Tawney Jones.

Planning Services
Environmental Servives Dept
Wokingham District Council
PO Box 157 Shute End
Wokingham Berks RG40 1WR

cc: Mr & Mrs Taff.

Environmental Services

For office use only.
Application number: 11.MAR2002* 6103

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 R TAFF
	Address and postcode	45 LYON ROAD CROWTHORNE BERKS RG45 6RX
	Phone number	01344. 761800
2	Agent's Name	H. TANNEY JONES ARCHITECT
	Address and postcode	N°1 CARRICK LANE YATELEY HANTS GU46 6XN
	Phone number	01252. 874498
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.	45 LYON ROAD CROWTHORNE
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED TWO STOREY SIDE EXTENSION Dwg No 285/1
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.	ALL TO MATCH THE EXISTING: RED FACING BRICK, WITH UPVC CLADDING, CONC DELTA TILES
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: 2
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: A Tawney Jno Architect

on behalf of MR & MRS R TAFF

Date 11th MARCH 2022

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

ADDRESS 45 LYON ROAD

PARISH WOK/WITHOUT

PLOT No. 18

BUILDER

ORD. SHEET No. SU.8464 109

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/307/60	MESSRS. HUDSARCH DEVS LTD	O/APP. RES. DEV	14.11.60	N/A REF
235/60	" "	RES. DEV.	5.1.61	APP C/A
79/61	MESSRS BRIGHTY DEVS LTD	RES. DEV. (AMENDED)	26.4.61	APP C/A
120/61	" "	" "	2.8.61	APP C/A
0/319/61	" "	O/APP. LAYOUT RES. DEV.	4.12.61	N/A REF
139/62	MR. E. HALL	SEMI-DET. HOUSE & GARAGE	4.10.62	APP C/A
BR 5785	Mr K Ledbury	ext of garage & carport	14.12.76	REF N/A
* BR 5877	"	"	12.1.77	APP N/A
05709	"	"	17.3.77	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS * BR 5877 Cancelled 12.2.80 by WDC

DRAINAGE

091074

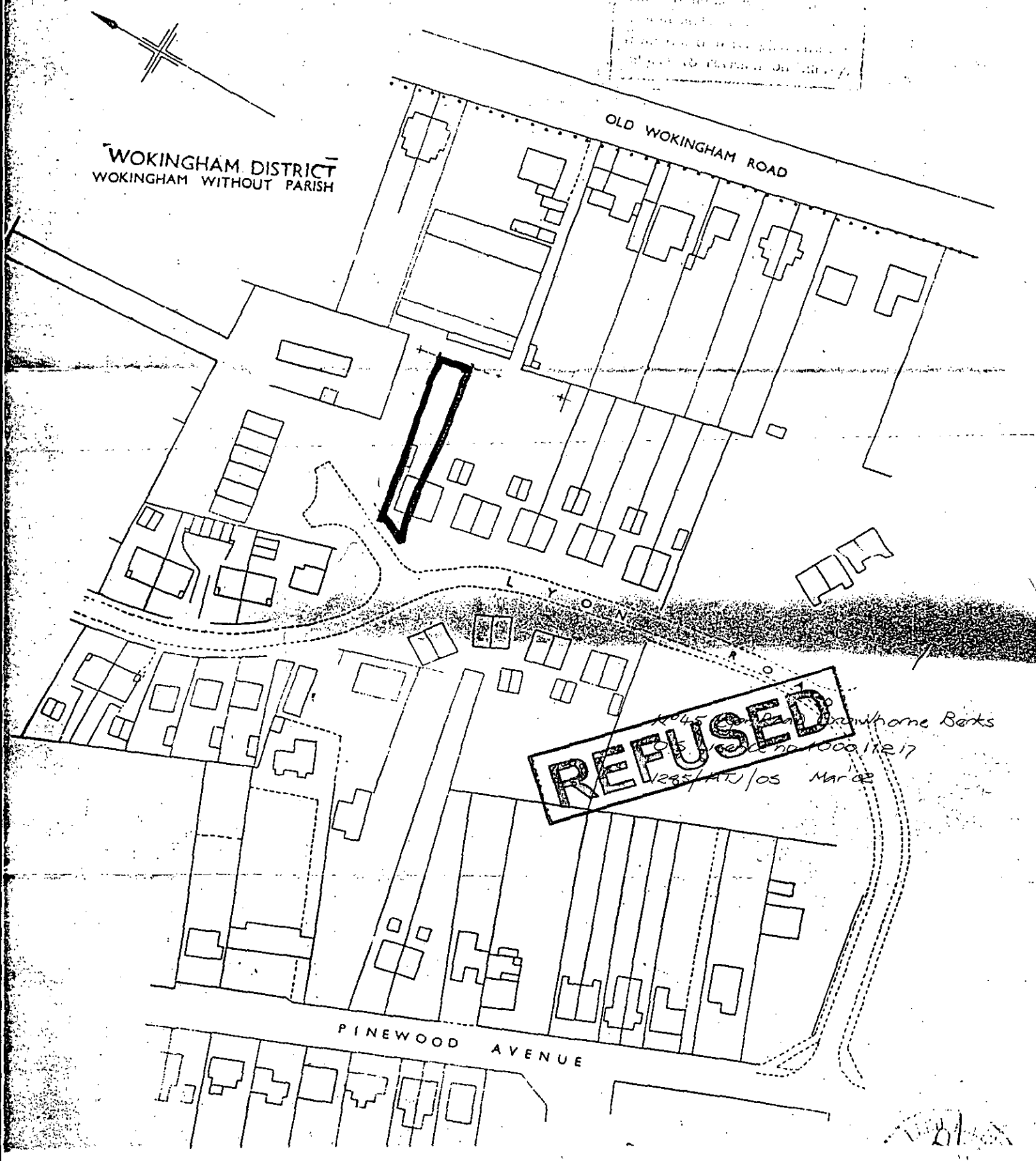
H. M. LAND REGISTRY

BERKSHIRE SHEET XLVI 8 SECTION F

11 MAR 2002 6103

Scale 1/1250 Enlarged from 1/2500

BRACKNELL DISTRICT
EASTHAMPSTEAD PARISH



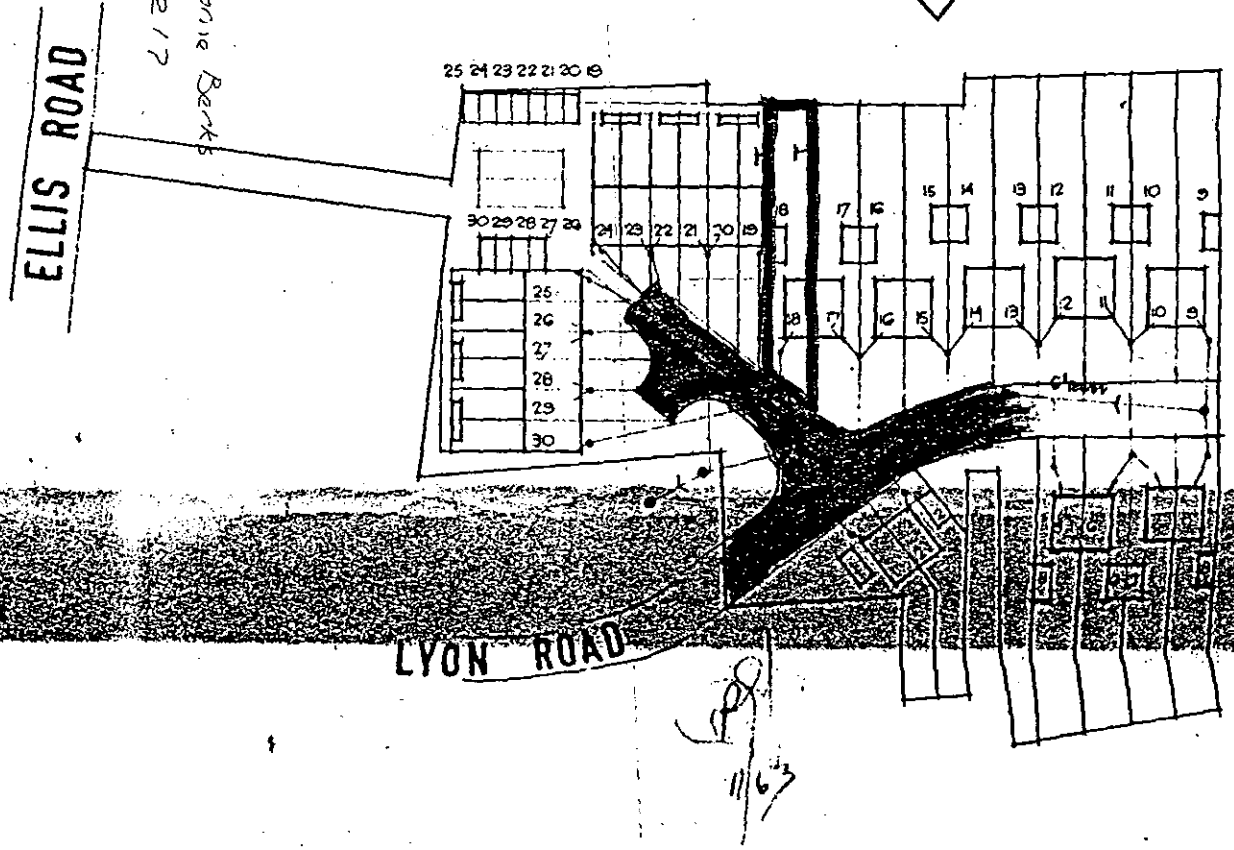
NURSERY ESTATE

CROWTHORNE

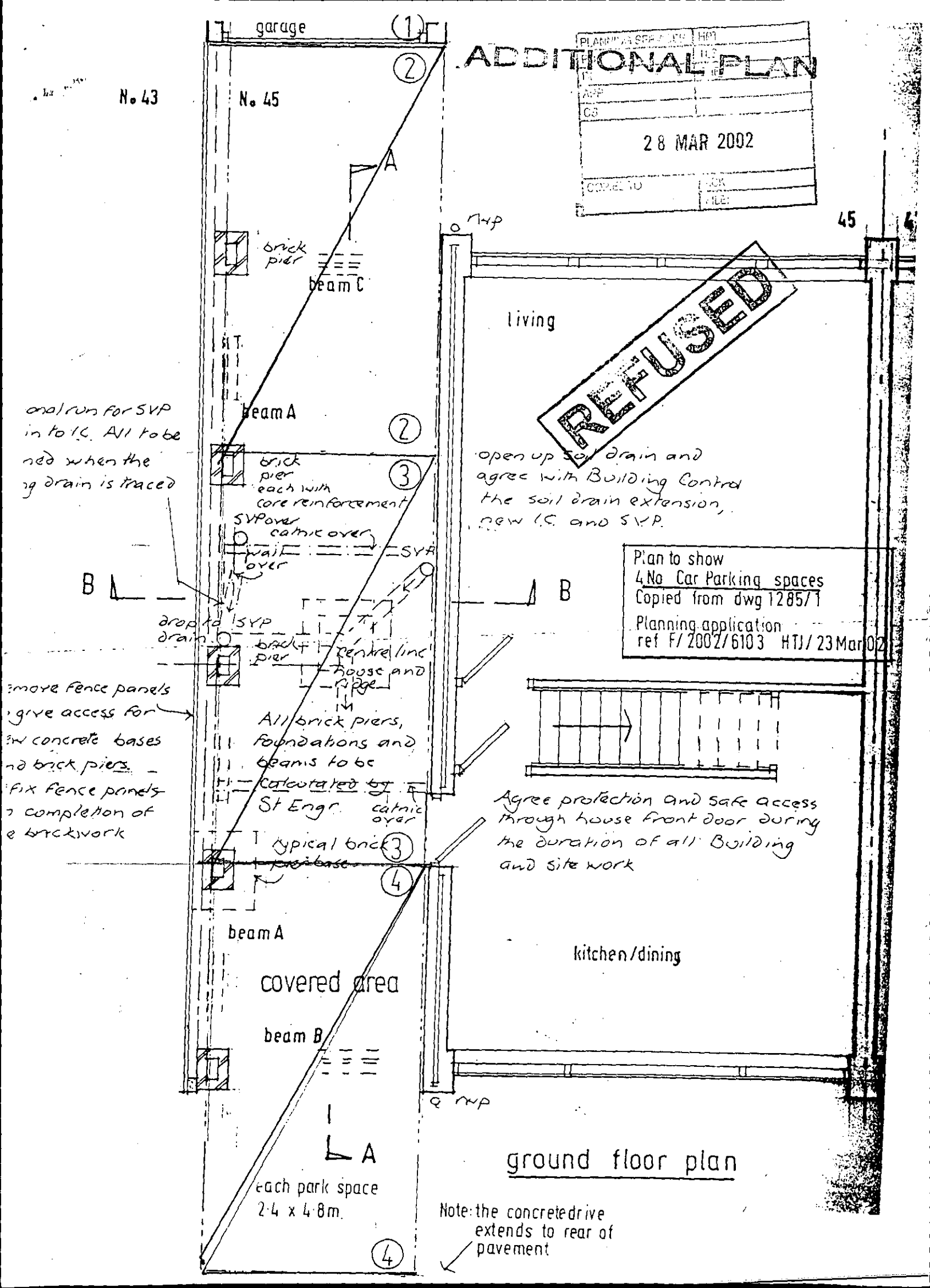
BERKSHIRE

BK 25949
REFUSED

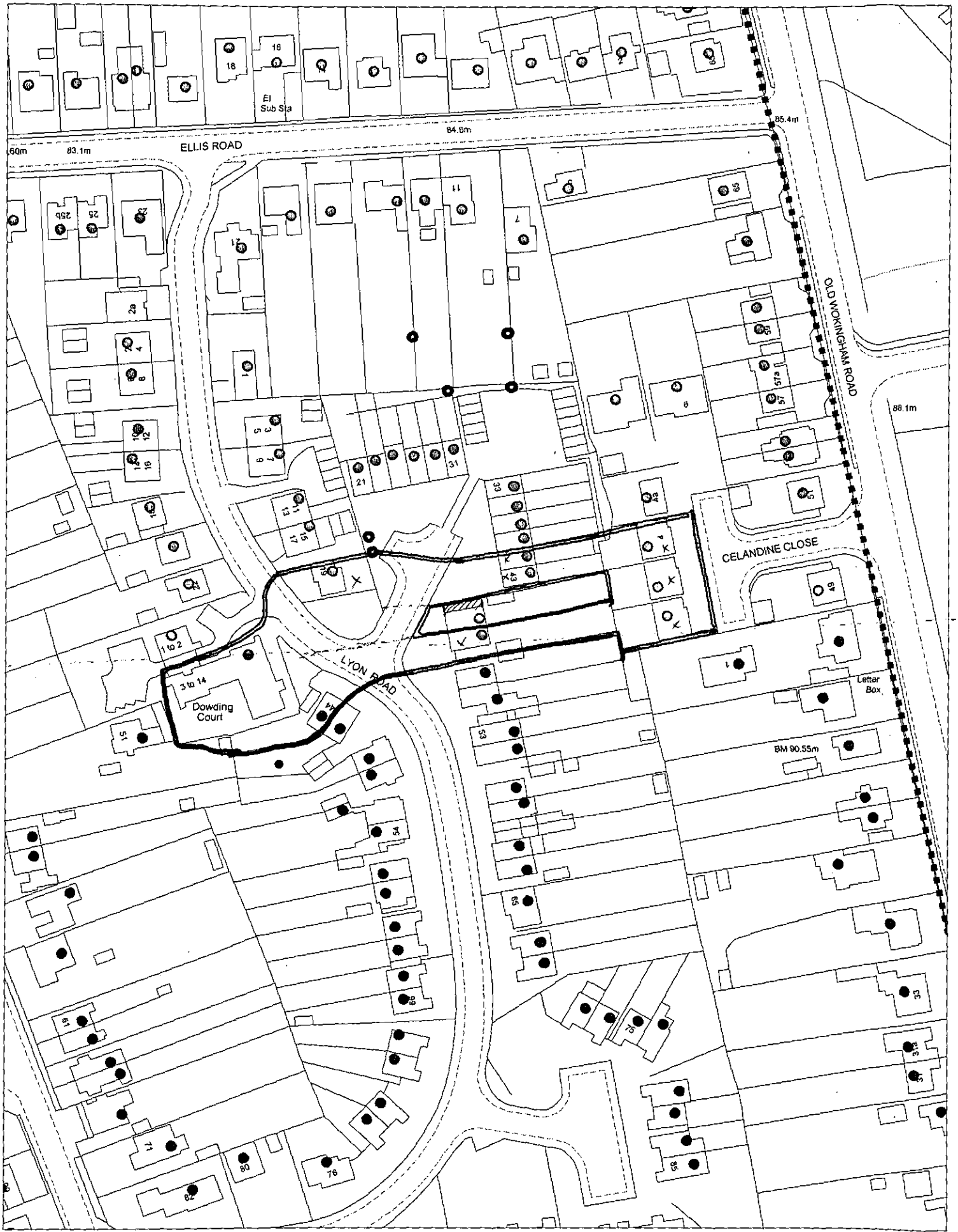
Nº45 Lyon Road Crowthorne Berks
OS Licence no 100012172
1285/HTJ/05 Mar'02



11/6/3


ADDITIONAL PLAN
28 MAR 2002
REFUSED
garage
No. 43
No. 45
45
brick pier
beam C
beam A
brick pier each with core reinforcement
SVP over catnic over wall over
SVP
drop to SVP drain
brick pier
centre line house and ridge
All brick piers, foundations and beams to be calculated by St Engr.
catnic over
typical brick pier base
beam A
covered area
beam B
A
each park space 2·4 x 4·8m.
living
kitchen/dining
RWP
open up soil drain and agree with Building Control the soil drain extension, new I.C. and S.V.P.
Plan to show
4 No Car Parking spaces
Copied from dwg 1285/1
Planning application
ref F/2002/6103 HTJ/23 Mar 02
Agree protection and safe access through house front door during the duration of all Building and site work
ground floor plan
Note: the concrete drive extends to rear of pavement
onal run for SVP in to I.C. All to be ned when the g drain is traced
move fence panels give access for w concrete bases nd brick piers. fix fence panels completion of e brickwork

11.MAR2002 6103



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Development Control Section, Environmental Services, Wokingham District Council.
18 March 2002 Scale: 1 : 1250

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