96

APPLICATION NO:
**F/2002/6106**

LOCATION:
**47 Ellis Road, Crowthorne.**

APPLICANT:
**Mr/Mrs G Smith C/O Day Tanner P/Ship**

PROPOSAL:
**Proposed erection of 2 dwellings and detached garage building. Demolition of part of no 47 Ellis Road.**

EARLIEST DATE FOR DECISION: **05/05/2002**

**APPLICATION WILL HAVE EXPIRED ON:**
**28/05/2002**

CASE OFFICER: **Natalie Brown**

WITHDRAWN

58

D4

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

## Natalie Brown

**From:** Daytanner [tony@daytanner.freeserve.co.uk]
**Sent:** 20 May 2002 11:17
**To:** Natalie.Brown@wokingham.gov.uk
**Subject:** 47 ELLIS ROAD, CROWTHORNE (F2002/6106)

Our Ref: 1743

Following our meeting with Mike Thorpe last Friday I should like to confirm that my clients wish to withdraw the currently planning application ref. F2002/6106. Prior to re-submission of another application amendments will be carried out in line with our discussions and a full tree assessment prepared in accordance with British Standards.

Regards
A I Day

**WORK SHEET FOR :** Natalie Brown

**Application Number :** F/2002/6106

**Applicant :** Mr/Mrs G Smith C/O Day Tanner P/Ship.

**Location :** 47, Ellis Road, , Crowthorne.
**Proposal :** Proposed erection of 2 dwellings and detached garage building. Demolition of part of no 47 Ellis Road.

**Site Notice Displayed ? :** YES [ ] NO [ ] DATE [ ]

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** .....

**Date Registered : 02/04/2002**

**Earliest Date for Decision : 05/05/2002**

**Latest Consultation Date/Site Notice Expiry Date : 05/05/2002**

**This application will have expired on: 28/05/2002. 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 :**
Env Health - no objection subject to hrs construction cond'
Binton Pastures - condition re clear survey
Highways - further info req'd.
Parish Council - object.
Landscape - tree protection + landscaping

Letters of rep: Nº 45 - local plan, appearance/layout, daylight/privacy, trees

**Planning Issues :** Settlement

**Application Number: F/2002/6106**

**Appraisal :**

**Recomendation : Approval:** ☐ **Refusal:** ☐
(tick appropriate box)

## Application Number F/2002/6106
## Conditions/Reasons for Refusal

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| | | | |
| | | | |
| | | | |

# RECORD OF SITE VISIT

SITE ADDRESS: 47 Ellis Road Crowthorne.

APPLICATION NUMBER: F/2002/6106

OFFICER: Natalie Brown

DATE OF SITE VISIT: 16/4

1 SITE/STATUTORY NOTICE DISPLAYED ? NO.

2. DESCRIPTION OF SURROUNDINGS

Res.
settlement.

3. DESCRIPTION OF SITE/BUILDING

lawn, sheds, shrubs + flower borders / patio area, windowed. dormer extn to dwelling.

Nº 47 2s detached with side ~~[illegible]~~ ~~garage~~ to be demolished.
currently fencing with trellis top along R/O pinewood Av.

land or ~~[illegible]~~ pinewood Av not yet incorporated into cartilage of Nº 47.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Pinewood Av Nºs 18 = detached → x1 window 1st floor rear.
20 = detached → x2 windows 1st floor rear.
22 - semi-D. + 24. windows at 1st floor + glf. mono pitched rear extn.
Nº 45 Ellis Rd = bungalow.

have sheds + greenhouses in rear gardens lawn + shrubs

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING new access by demolition part Nº 47.

LEVELS

BOUNDARY TREATMENT hedge boundary with Pinewood + Nº 45.
1.8m fencing + conifers laurel with Nº 47 + Nº 45.

OTHERS

**Natalie Brown**

**From:** Angus Ross [angus@soldiers75.freeserve.co.uk]
**Sent:** 24 April 2002 09:13
**To:** Natalie Brown
**Subject:** F2002/6106 47 Ellis Road

Natalie Brown
I have deep concerns and opposition to this application on a number of grounds. Also, I have been approached by four of the neighbours also expressing concerns. I am due to meet them on Saturday.
I will come in to see you after that. However, if you have visited the site already, perhaps you could contact me on 07944 877806.
By the way, please refer to applications refused (and dismissed at appeal) for development in Old Sawmill Lane over last ten years and the reasons that this land not be considered for development. This is within the same strip of land effectively - i.e. the setting of Old Sawmill Lane between Ellis Road and Rowan Drive.
Cllr Angus Ross

**Natalie Brown**

**From:** Angus Ross [angus@soldiers75.freeserve.co.uk]
**Sent:** 26 April 2002 12:24
**To:** Natalie Brown
**Subject:** F2002/6106 47 Ellis Road

Please ignore the refernce to Old Sawmill lane. I was thinking of another location! However, my concerns remain. I am meeting some of the neighbours on 27th April.
regards, Cllr Angus Ross

FROM: Cllr Angus Ross
By The Stream
Soldiers Rise
Wokingham, RG40 3NE

Representing Wokingham Without Ward

| PLANNING SERVICES | HPT |
|---|---|
| | TLS |
| | ENF |
| | |
| 01 MAY 2002 | |
| COPIES TO | |
| | FILE |

27th April 2002

Natalie Brown
Development Control
Environmental Service
WDC

**F/2002/6106 RE 47 ELLIS ROAD, CROWTHORNE**

I have now seen the application site from houses around it and spoken to various neighbours who have all, I believe, written in with a range of objections to this proposal. I object to this application and request that, if the Planning Officers are minded to approve the proposal, that the Application be Listed.

My objections and areas which I would wish to investigate with you are:

a. Over development of the site
b. Matters of access from the Highway and visibility onto Ellis Road.
c. By nature of the size and mass of the dwelling, altering the character of the area around the site.
d. Possible overlooking and overbearing on neighbouring properties.
e. Inclusion of space above the garages being unnecessary for the function of a garage and forming an unnecessary additional mass of building with in the site.
f. Disturbance to No 45 by the positioning of the access road to the back.
g. Possible tree loss

This appears to be an overly contrived development that will not fit into the surrounding area. If the principle of further development within this site cannot be resisted, then I believe that the development building(s) should be more modest both in bulk, height and impact.

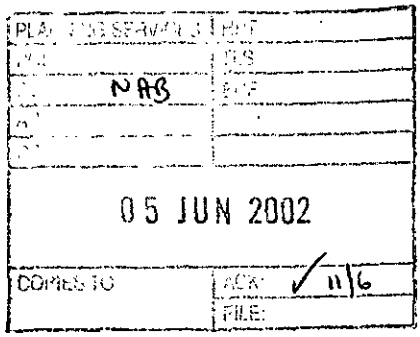
Yours sincerely

ANGUS ROSS
District Councillor for Wokingham Without

cc. Cllrs Perry Lewis, Pauline Helliar-Symons, Janet Tobin (WWPC).

## Ian Jordan

**From:** WebComments@wokingham.gov.uk
**Sent:** 02 May 2002 21:29
**To:** ian.jordan@wokingham.gov.uk
**Subject:** Comments on Planning Applications




I did not receive until 11/6. (after appn WID)

**********

NatureofEmail: Object
ApplicationNumber: F/2002/6106
Correspondent_FullName: Gary Hampshire
Correspondent_StreetAddress: 26 Pinewood Avenue
Correspondent_Address2:
Correspondent_Town: Crowthorne
Correspondent_County: Berkshire
Correspondent_PostCode: RG45 6RP
Correspondent_Telephone:
Correspondent_Email:

Comments:

We wish to object strongly to the planning application above, for the following reasons:

In an area already prone to poor surface water drainage, additional houses, drives and garages will serve to exacerbate the problem (ref: Berkshire Structure Plan – Policy EN6). Furthermore, removal of trees from the proposed area will increase the water table as well as removing privacy (remember that for half of each year, there are no leaves on the trees that will remain on adjoining properties).

The provision of a Store Room above the separate 3 car garage could lead to its use for noisy activities which, while away from the main house at 47 Ellis Road, would constitute a nuisance to properties on Pinewood Avenue and Lea Croft. Also, the number of proposed garages would imply increased traffic during peak hours, exiting close to the busy junction of Ellis Road and Pinewood Avenue.

Finally, the construction of a 3-story property is not in keeping with the remainder of the properties on this part of Ellis Road, which are mainly bungalows or chalet-bungalows.

I hope that common sense will prevail and that this application will not proceed any further.

Note: Copy of comments also provided by fax

## Natalie Brown

**From:** Daytanner [tony@daytanner.freeserve.co.uk]
**Sent:** 20 May 2002 11:17
**To:** Natalie.Brown@wokingham.gov.uk
**Subject:** 47 ELLIS ROAD, CROWTHORNE (F2002/6106)

Our Ref: 1743

Following our meeting with Mike Thorpe last Friday I should like to confirm that my clients wish to withdraw the currently planning application ref. F2002/6106. Prior to re-submission of another application amendments will be carried out in line with our discussions and a full tree assessment prepared in accordance with British Standards.

Regards
A I Day

WOKINGHAM UNITARY
Aiming for Excellence

| Applicationo | Name & Address |
|---|---|
| F/2002/6106 | Mr & Mrs R Lock<br>35 Lea Croft<br>CROWTHORNE<br>Berkshire<br>RG45 6RJ |
| F/2002/6106 | Gary & C L Hampshire<br>26 Pinewood Avenue<br>CROWTHORNE<br>Berkshire<br>RG45 6RP |
| F/2002/6106 | N Nazer<br>39 Lea Croft<br>CROWTHORNE<br>Berkshire<br>RG45 6RJ |
| F/2002/6106 | L A Doyle<br>37 Lea Croft<br>CROWTHORNE<br>Berkshire<br>RG45 6RJ |
| F/2002/6106 | A J & M Mitchell and Petitioners<br>33 Lea Croft<br>CROWTHORNE<br>Berkshire<br>RG45 6RJ |
| F/2002/6106 | Guy & Julie Mitchell-Dwelly<br>Spruce Cottage<br>14 Pinewood Avenue<br>CROWTHORNE<br>Berkshire<br>RG45 6RP |
| F/2002/6106 | C G Boud<br>16 Pinewood Avenue<br>CROWTHORNE<br>Berkshire<br>RG45 6RP |
| F/2002/6106 | Mr & Mrs M A Wood & Family<br>Woodside<br>41 Ellis Road<br>CROWTHORNE<br>Berkshire<br>RG45 6PR |
| F/2002/6106 | Mr & Mrs S Hoffman<br>24 Pinewood Avenue<br>CROWTHORNE<br>Berkshire<br>RG45 6RP |

F/2002/6106

Mr G Nicholson
49 Ellis Road
CROWTHORNE
Berkshire
RG45 6PR

WOKINGHAM UNITARY
Aiming for Excellence

Acknowledgement Letter sent 09.05.02

APPLICATION WITHDRAWN

LETTERS SENT 27.05.02

WOKINGHAM UNITARY
Aiming for Excellence

| Applicationo | Name & Address |
|---|---|
| F/2002/6106 | Mr & Mrs R Lock<br>35 Lea Croft<br>CROWTHORNE<br>Berkshire<br>RG45 6RJ |
| F/2002/6106 | Gary & C L Hampshire<br>26 Pinewood Avenue<br>CROWTHORNE<br>Berkshire<br>RG45 6RP |
| F/2002/6106 | N Nazer<br>39 Lea Croft<br>CROWHTORNE<br>Berkshire<br>RG45 6RJ |
| F/2002/6106 | L A Doyle<br>37 Lea Croft<br>CROWTHORNE<br>Berkshire<br>RG45 6RJ |
| F/2002/6106 | A J & M Mitchell and Petitioners<br>33 Lea Croft<br>CROWTHORNE<br>Berkshire<br>RG45 6RJ |
| F/2002/6106 | Guy & Julie Mitchell-Dwelly<br>Spruce Cottage<br>14 Pinewood Avenue<br>CROWTHORNE<br>Berkshire<br>RG45 6RP |
| F/2002/6106 | C G Boud<br>16 Pinewood Avenue<br>CROWTHORNE<br>Berkshire<br>RG45 6RP |
| F/2002/6106 | Mr & Mrs M A Wood & Family<br>Woodside<br>41 Ellis Road<br>CROWTHORNE<br>Berkshire<br>RG45 6PR |
| F/2002/6106 | Mr & Mrs S Hoffman<br>24 Pinewood Avenue<br>CROWTHORNE<br>Berkshire<br>RG45 6RP |

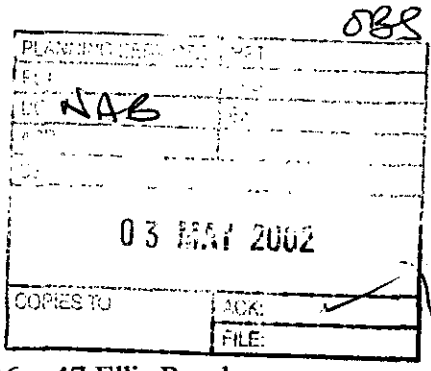
F/2002/6106

Mr G Nicholson
49 Ellis Road
CROWTHORNE
Berkshire
RG45 6PR

Acknowledgement Letter sent 09.05.02

**WOKINGHAM UNITARY**
Aiming for Excellence

OBS




33,Lea Croft
Crowthorne
Berkshire
RG45 6RJ
29/4/02

Letter & Petition I not receive until 9/5

Dear Sirs

Re Application F/2002/6106 – 47 Ellis Road

We wish to object strongly to this planning application for the following reasons

The size of the proposed houses including one of a height of 3 stories and appearance of a large roof surface area is not in keeping with the housing in the location These houses and garages are squeezed into a small over-crowded area. Please note this part of Ellis Road is made up mainly of Bungalows or chalet bungalows and so 3 stories houses are not appropriate.

Since 5 garage spaces plus drive parking is proposed numerous cars will be exiting on to Ellis Road during peak times close to the busy and dangerous junction of Ellis Road with Pinewood Avenue.

Additional houses, drives, garages and the road will adversely affect the surface water drainage of an already extremely wet area. The houses on this part of Lea Croft are prone to flooding after heavy rain and the council did do a lot of drainage work at the end of gardens close to 47 Ellis Road namely 55 & 57 Ellis Road. (Please see Policy EN6 of proposed Berkshire Structure Plan 2001 – 2016)

Removal of trees will not only remove privacy but also increase the water table and hence flooding problems. (Please see report of The Arbor Centre Bath conference held at University of West England (Bristol) 31st January 2002) [I am happy to supply copy if not on your files]

The Store Room above the separate 3 car Garage could be used by people including Teenagers for noisy activities away from the main house but close to those in Lea Croft. Thus causing a nuisance to those in Lea Croft.

We therefore ask you to totally reject this planning application and not allow them to build at all on this land.

Yours sincerely

Marjorie Mitchell

A.J.& M. Mitchell

Phone 01344 773869
Fax 01344 466 920
e-mail andrew@as-tec-chemicals.co.uk

33,Lea Croft
Crowthorne
Berkshire
RG45 6RJ
3/5/02

| | |
|---|---|
| PLANNING SERVICES | |
| POL | |
| DC NAB | ENF |
| APP | |
| CS | |
| 07 MAY 2002 | |
| COPIED TO | FILE |

Dear Sirs

Re Application F/2002/6106 – 47 Ellis Road

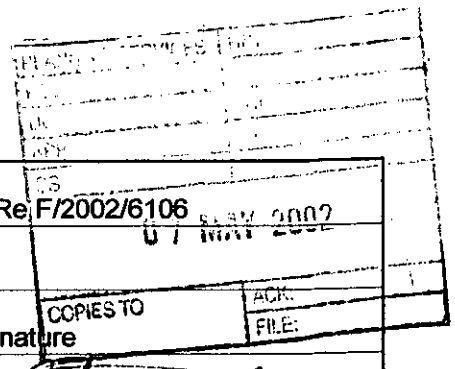
Further to my previous letter last night I took a Petition to those I thought would be most affected (obviously not those involved with the project) and I attach this petition rejecting the development. The number of people who signed are 47

I hope this adds to the decision to reject totally this application.

Yours sincerely

A.J.& M. Mitchell

Phone 01344 773869
Fax 01344 466 920
e-mail andrew@as-tec-chemicals.co.uk




We the undersigned object to the proposed development at 47 Ellis Road Ref F/2002/6106

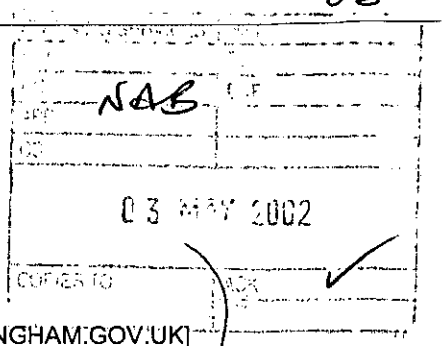
| Name | Address | Signature |
|---|---|---|
| A.J. MITCHELL | 33, LEA CROFT | |
| M Mitchell | 33 Lea Croft | M Mitchell |
| P. M. Brett | 31 Lea Croft | P. M. Brett |
| J.A. BRETT | —— " —— | |
| E M Fricker. | 29 Lea Croft. | E. Fricker. |
| R Fricker | " " " | R FRICKER |
| P. Woollett | 27 " " | Woollett. |
| A Woollett | 27 " " | A. Woollett. |
| R. Sauer | 25 " " | R. Sauer |
| I.L Sauer | 25 " " | |
| A.J. Doyle | 37 Lea Croft | A.J. DOYLE |
| N. Nazer | 39 Lea Croft | N. NAZER |
| D NAZER | 39 LEA CROFT | |
| K GROVES | 41 LEA CROFT | |
| E.A. Groves | 41 Lea Croft | E. A. Groves |
| H Cockings | 43 Lea Croft | H Cock |
| C J Cockings | 43 Lea Croft | C J Cock — S |
| J. CLARK | 28 PINEWOOD AVE | J. Clark |
| S. Hall | 28 PINEWOOD AVE | S Hall |
| C. Hampshire | 26 PINEWOOD AVE | C. L. Hampshire |
| G. Hampshire | 26 PINEWOOD AVE | |
| D. Hoffman | 24 Pinewood Ave | Dawn Hoffman |
| S. HOFFMAN | 24 PINEWOOD AVE | |
| G. Dwelly | 14 Pinewood Ave | |
| E JOHNSON | 41 ELLIS ROAD | E Johnson |

We the undersigned object to the proposed development at 47 Ellis Road Re F/2002/6106

| Name | Address | Signature |
|---|---|---|
| M.A. WOOD | 41, ELLIS ROAD | |
| J. Keeley | 45, ELLIS RD. | J. Keeley |
| G. NICHOLSON | 49 ELLIS RD. | |
| E. NICHOLSON | 49 ELLIS RD | |
| Peggy and Patrick Crowley | 56 Ellis Rd. | |
| Anna Crowley | 56 ELLIS Rd | A.J. Crowley |
| JESSICA CROWLEY | 56 ELLIS RD. | J. C. Crowley |
| DEAN GILBERT | 54 ELLIS ROAD | |
| Natalie GILBERT | " " | |
| MARK GILBERT | " " | |
| MARK NICHOLSON | 49, ELLIS. RD | |
| E. WITHERS | 52 ELLIS RD | |
| M. Withers | 52 ELLIS RD | M. Withers |
| R. GLASS | 50 Ellis Rd | |
| S. GLASS | 50 ELLIS ROAD | |
| P. Mitchell | 33 LEA CROFT | |
| P.J. Crowley | 56 Ellis Rd | P.J. Crowley |
| J MITCHELL-DWELLY | 14 Pinewood Ave | |
| S. Whitehead | 18 Lea Croft. | S. Whitehead |
| M.E. whitehead | 18 Lea Croft | M.E. Whitehead |
| | 37 Lea Croft | |
| | 37 Lea Croft | M. J. DOYLE |
| | | |
| | | |
| | | |

**Carol Hurst**

068




**From:** Ian Jordan
**Sent:** 02 May 2002 21:20
**To:** Carol Hurst
**Subject:** FW: Comments on Planning Applications

---

**From:** WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
**Sent:** Thursday, May 02, 2002 9:28:30 PM
**To:** ian.jordan@wokingham.gov.uk
**Subject:** Comments on Planning Applications
**Auto forwarded by a Rule**

**********

I not receive until 9/5

NatureofEmail: Object
ApplicationNumber: F/2002/6106
Correspondent_FullName: Gary Hampshire
Correspondent_StreetAddress: 26 Pinewood Avenue
Correspondent_Address2:
Correspondent_Town: Crowthorne
Correspondent_County: Berkshire
Correspondent_PostCode: RG45 6RP
Correspondent_Telephone:
Correspondent_Email:

Comments:

We wish to object strongly to the planning application above, for the following reasons:

In an area already prone to poor surface water drainage, additional houses, drives and garages will serve to exacerbate the problem (ref: Berkshire Structure Plan – Policy EN6). Furthermore, removal of trees from the proposed area will increase the water table as well as removing privacy (remember that for half of each year, there are no leaves on the trees that will remain on adjoining properties).

The provision of a Store Room above the separate 3 car garage could lead to its use for noisy activities which, while away from the main house at 47 Ellis Road, would constitute a nuisance to properties on Pinewood Avenue and Lea Croft. Also, the number of proposed garages would imply increased traffic during peak hours, exiting close to the busy junction of Ellis Road and Pinewood Avenue.

Finally, the construction of a 3-story property is not in keeping with the remainder of the properties on this part of Ellis Road, which are mainly bungalows or chalet-bungalows.

I hope that common sense will prevail and that this application will not proceed any further.

Note: Copy of comments also provided by fax

26 Pinewood Avenue
Crowthorne
Berkshire
RG45 6RP
Tel: 01344 779559

# facsimile transmittal

| | | | |
|---|---|---|---|
| **To:** | Natalie Brown | **Fax:** | 0118 974 6484 |
| **From:** | Gary Hampshire | **Date:** | 02/05/02 |
| **Re:** | Application F/2002/6106 | **Pages:** | 2 |
| **CC:** | | | |

X Urgent X For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Dear Ms Brown

Please find attached a fax copy of our letter of objection to the above planning application.

Regards

G & CL Hampshire

26 Pinewood Avenue
Crowthorne
Berkshire
RG45 6RP

Tel: 01344 779559

2 May 2002

Natalie Brown
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR

**Ref: Application F/2002/6106 – 47 Ellis Road, Crowthorne**

Dear Ms Brown

We wish to object strongly to the planning application above, for the following reasons:

In an area already prone to poor surface water drainage, additional houses, drives and garages will serve to exacerbate the problem (ref: Berkshire Structure Plan – Policy EN6). Furthermore, removal of trees from the proposed area will increase the water table as well as removing privacy (remember that for half of each year, there are no leaves on the trees that will remain on adjoining properties).

The provision of a Store Room above the separate 3 car garage could lead to its use for noisy activities which, while away from the main house at 47 Ellis Road, would constitute a nuisance to properties on Pinewood Avenue and Lea Croft. Also, the number of proposed garages would imply increased traffic during peak hours, exiting close to the busy junction of Ellis Road and Pinewood Avenue.

Finally, the construction of a 3-story property is not in keeping with the remainder of the properties on this part of Ellis Road, which are mainly bungalows or chalet-bungalows.

Thank you for taking the time to read my letter. I hope that common sense will prevail and that this application will not proceed any further.

Yours sincerely

G & CL Hampshire

OBS

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC NAB | ENF |
| APP | |
| DS | |

03 MAY 2002

| COPIES TO | ACK: ✓ |
|---|---|
| | FILE: |

39 Lea Croft
Crowthorne
Berkshire
RG45 6RJ

1 May 2002

Dear Sirs

Objections to Application Number F/2002/6106

47 Ellis Road, Crowthorne

I not receive until 3/5

1. Noise, Smells & Disturbance

We will be affected by all of the above as it is the intention to build a 2 storey triple garage a few feet from our rear boundary. We all know that in reality people don't put their cars in garages so we would have up to 5 cars parked by our rear fence with all the nuisance that would entail, e.g. car radios, slamming doors at all hours, etc. The reversing area shown is only about a metre from our boundary so we would be getting all the noise and pollution towards our property. It would almost be like having a mini car park sited at the back of our property.

2. Security

We are extremely concerned by the intention to build an access road to the rear of our property. We are informed that more break-ins occur at the rear of properties and therefore we feel that we would be genuinely at risk. The proposed siting of the road would allow vehicles to drive almost to our rear fence, with all the implications that would infer. If, by some dis-chance this application should be approved, we would expect the boundaries to be fenced to at least 6 feet high to deter intruders.

3. Safety

There could be up to 15 cars accessing from one driveway. This is on a road children use to get to the local school.

4. Access Road

This would need to be a sealed surface because of noise pollution and safety. The positioning of the access road means that we would have car headlights shining into our rear windows (lounge, bedrooms and kitchen) causing light pollution.

5. Why is it necessary to have 2 storey garages? Will they become used as extra living space?

6. Surface water

We already have problems with surface water and lack of drainage to the rear of our property. Would this be worse?

In conclusion we were surprised that the site selected for development was not shown in the middle of the road plan, but in the far left-hand corner. This gives an entirely false picture of all the properties that would be affected by the proposed development.

Yours truly

N. Nazer

SBS

| PLANNING SERVICES | HPT |
|---|---|
| PO | TLS |
| DC NAB | ENF |
| AP | |
| C | |
| 03 MAY 2002 | |
| COPIES TO | ADR ✓ |
| | FILE |

37 Lea Croft,
Crowthorne
Berkshire
RG45 6RJ
Tel. 01344 775512

30 April 2002

I not receive until 9/5

Wokingham District Council,
Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire,
RG40 IWR

Dear Sirs,

**Application Number F/2002/6106 – 47 Ellis Road, Crowthorne**

Thank you for your letter dated 12 April, received on the 16 April concerning the above proposed development.

After looking at the plans I am most concerned about this development for the following reasons:-

1. Although it is a fair size garden at the moment, the area seems extremely small to accommodate two large homes, three including the existing house.
2. The land at the back of my house will be an access road for the two extra dwellings. I am concerned about the noise level, particularly late in the evening, and the beam of light given off car headlights which would be directed into our house thereby disturbing our privacy. Also the possibility of a number of cars being parked in the access road.
3. The lack of security that could occur having the land opened up. We are always being warned by the police of the high level of burglaries being performed during the day whilst our families are out – access is quite often obtained through back gardens. Whilst we keep the back of our house as secure as we possibly can, the risk factor of anyone getting into our property becomes much greater.
4. In the event of this development being passed, I must insist on a high screening of some sort being erected, as our privacy will be highly invaded. On the plan it appears that there are many big trees at the boundary. Most of these are actually small and spindly, and all of them are deciduous providing NO cover throughout the winter.
5. I am also perturbed at seeing on the plan that the treble garage being built directly adjacent to my land, is a two-storey development. I see a great potential of this being used as a play-house and the noise level from children's activities could be great. What is more perturbing, what is to stop this upper storey of the garage being used as living accommodation at some time?
6. We have an ongoing water problem in all our back gardens (during constant rain the water does not soak away, thereby water is lying on the surface) and are concerned that this development could exasperate it.
7. On looking at the area plan I was rather concerned that the marked development shows a large number of properties not affected, but only a small corner of Lea Croft gardens are shown and no houses, yet we are one of the most highly affected by these proposed buildings.

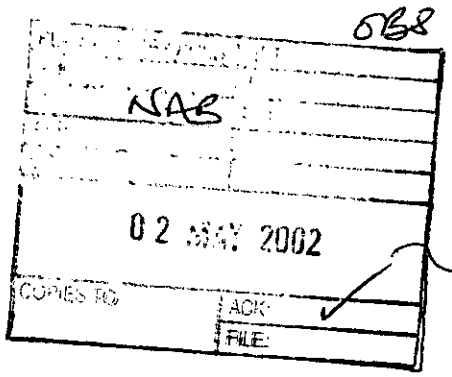
I would be grateful if you would give the above points your serious consideration when deciding whether to approve the planning application or not.

Yours faithfully,

L.A. Doyle

Spruce Cottage
14 Pinewood Avenue
Crowthorne
Berkshire RG45 6RP

1st May 2002




I not receive until 9/5

Dear Sir,

Re: Application number F/ 2002 / 6106
Site address: 47 Ellis Road, Crowthorne

We are residents of 14 Pinewood Avenue and would like to raise the following issues which cause us a great amount of concern with the above application.
We feel the proposed plans will vastly overdevelop a comparatively small area of land and bring the following issues that cause us the most distress to your attention:

1. Loss of privacy in our garden to include the patio. At present we are in a private position, however the gable windows over the garage on plot one will allow the residents to view the whole of the area. I would question why the windows are overlook the back of the house and not the front?

2. We question the safety of the proposed drive on to Ellis road. Ellis road is a route followed by school children each morning and afternoon (en route to Oaklands School) and the proposed driveway poses an added danger. This cannot be considered as a normal drive when it provides access to three large houses which in turn require seven garages in total. Once again this raises the issue of a small area being over-developed in comparison to access available.

3. By building more houses in the area adds to the congestion already experienced on Ellis Road and interconnecting roads.

4. Noise from the gardens (in our case from plot one), would disturb the current tranquil atmosphere .

5. Noise and disturbance from the proposed drive will serve three large houses and will have the same impact as point four. In addition, car headlights at night time will show on the backs of our houses and bedrooms when cars enter the drive and park in the garages of plots one and two.

6. The removal of trees as per the proposed plans is not only distressing from the environmental point of view but also takes away one of nature's ways of soaking up the natural stream and well which runs through this area.

We realise we are not able to put forward views borne from personal or moral grounds, I feel I must to say that if permission were given to this kind of development it will only serve to make residents as ourselves who have spent six and a half years in the area, think about moving away. Our primary reasons for moving to Pinewood Avenue were the character of the house and neighbourhood with added bonus of the secluded garden and subsequent privacy we derive has always played a major part of our lives.

We ask that Wokingham District Council take into account the points we have raised when assessing this application for approval.

Yours faithfully

GUY & JULIE MITCHELL-DWELLY

Wokingham District Council
Environmental Services Dept.
Planning Services
Po Box 157
Shute End, Wokingham
Berks. RG40 1WR
FAO Natalie Brown.

PLANNING SERVICES
02 MAY 2002
COPIES TO

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC NAB | ENF |
| APP | |
| CS | |
| 02 MAY 2002 | |
| COPIES TO | ACK: ✓ |
| | FILE: |

**16 Pinewood Avenue**
**Crowthorne**
**Berkshire.**
**RG45 6RP**

I did not receive until 9/5

**Wokingham Unitary,**
**Enviromental Services Department,**
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire.
RG401WR.

30th April 2002

Dear Sirs,

**Re:- Planning Application No. F/2002/6106**

Having reviewed the proposed erection of two dwellings and detached garage development at 47 Ellis Road, Crowthorne I would raise the following objections to the project:-

1. I consider that the design, appearance and layout is entirely inappropriate for the location and area. The proposal is to build two very large houses on a small plot of land in the back gardens of several established properties in close proximity to the boundaries.
2. The building of such large structures will obscure natural daylight / sunlight falling on the grounds of adjacent properties. In particular it will affect 16 Pinewood Avenue.
3. There will also be further loss of privacy of the property of 16 Pinewood Avenue due to the outlook and proximity of the proposed properties and the intentional removal of trees on Plot 1.
4. It is inevitable that these new properties will create further noise at the rear of 16 Pinewood Avenue and is seen as an unwanted incursion.
5. The properties will increase the volume of traffics on Ellis Road and the associated exit routes.
6. The planning application requests that all trees to be felled shall have their species declared, this has not been done.

In the light of any planning approval being given I would ask for a detailed response to each of my objections justifying your deliberations.

Yours faithfully

C.G.Boud.

PLANNING SERVICES | HPT
POL | TS
DC | EN
APP |
CS |
01 MAY 2002
COPIES TO | ACK:
FILE:

Woodside
41 Ellis Road
Crowthorne
Berkshire
RG45 6PR
Tel No: 01344 777687

29th April 2001

Ms N Brown
Planning Department
Wokingham District Council Offices
Shute End
Wokingham
Berkshire

Your ref: Natalie Brown
F/2002/6106

Dear Ms Brown

**Re: Application Number F/2002/6016**
**Site Address: 47, Ellis Road. Crowthorne**
**Proposal;: Proposed erection of 2 dwellings and detached garage building. Demolition of part of No. 47 Ellis Road**

With reference to the above, we wish to make the following observations and objections, having spoken to our local Councillor, Local Parish Council and Residents Association.

1) The addition of two, five bedroom, five garage houses with triple and double garages, will severely increase the number of vehicles using Ellis Road, aggravating what is already a heavily congested area, especially at School times. The road is increasingly used by heavy trucks, especially Travis Perkins lorries and in order to control the traffic, speed ramps have recently been installed to help reduce speed and calm traffic; a problem that will only be exacerbated by this application.

2) There will be a significant felling of trees, shrubs, bushes and desimation of beautiful green and natural foliage.

3) This backyard development of two prestigious houses, is a complete over-development and strongly out of character with the immediate surrounding area.

4) The two new houses, with "Bonus" room in lofts and over garages, will completely over-shadow and dominate the adjoining properties, some of which are bungalows. This will reduce their light, privacy, quietness and outlook - the main reasons why we and a number of our neighbours moved into our current properties.

5) If this application is approved, then it will set a dangerous precedent, and having studied the site plan very carefully, there are many other houses with very long gardens that could also be sold off so that similar applications could be submitted.

Overall, this application to "shoehorn" two large five bedroom houses with triple and double garages, will over burden a beautiful and non-estate area of Crowthorne.

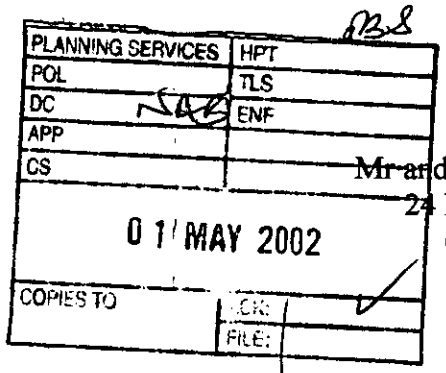
Yours sincerely



**Mr & Mrs M A Wood & Family**

ATO Natalie Brown
RE Planning Application
Ref. No F2002/6106

Monday 29th April 2002




Mr and Mrs S Hoffman,
24 Pinewood Ave,
Crowthorne,
Berkshire,
RG45 6RP.

01344 778503

I NOT receive until 9th.

Dear Ms Brown,

In reference to the above application we would like it known that we are completely adverse to the proposed development in the rear gardens of 47 Ellis Road and 18, 20, and 22 Pinewood Ave.

In our opinion the proposal is completely unrealistic. The fact that four properties are needed to accommodate this plan must tell you that it is a very unsuitable site to erect two buildings plus garages.

All of the properties being used in Pinewood Ave are traditional cottages built around the 1900's and surely it is important not to spoil the heritage for the sake of financial gain of a property developer. There also appears to be at least a dozen trees which would need to be removed thus disturbing the landscape.

The building which is to be erected next to our garden is in such a position that it would cut out the sun from late afternoon as it sets directly behind this position. Presently if you were to stand at the end of my garden the nearest dwelling is at least 100ft away, should the development go ahead there will be approximately a 30ft high wall no more than touching distance away. One of the reasons I purchased this property was because of the privacy and seclusion that was available in the garden area for my family.

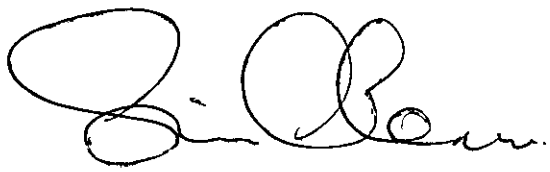
Whilst I understand that the Wokingham District Council is under pressure to create more housing I do feel there has to be a limit on the amount of over development in rural areas. Only recently at the top end of Pinewood Ave, work has started on the building of approximately 17 apartments where previously 2 bungalows existed. This will no doubt add to the ever increasing amount of traffic which passes through Pinewood Ave.

Another concern of mine would be the fact that we would have to put up with general building noises and disturbances throughout the construction of this site which would make it very unpleasant for us whilst spending any time in the garden, not to mention any dirt or debris which would also be thrown up.

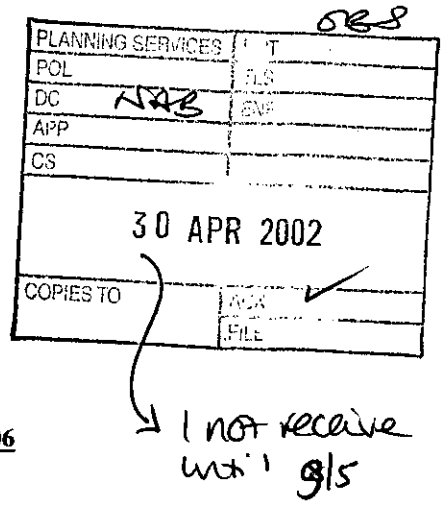
I understand that all of the neighbours of this proposed development are also apposed to it going ahead and I would ask you to respect the thoughts and wishes of all of those concerned who would no doubt all feel that their lives would be significantly

changed for the worse should permission be granted to develop. I have also spoken to Councillor Angus Ross who expressed his concern about this matter and who will no doubt speak to you in due course.

We would be very grateful to you if you would consider the rights and desires of a family home owner and refuse permission to develop.

Yours Sincerely 

Simon Hoffman



To
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

From
Mr G Nicholson
49 Ellis road
Crowthorne
Berkshire
RG45 6PR

Date 27th April 2002

PLANNING SERVICES
POL
DC NAB
APP
CS
30 APR 2002
COPIES TO
FILE

I not receive until 9/5

**REFERENCE :- Planning application No F/2002/6106**

Dear Sir/Madame,

I am writing to you regarding my opposition and objections to the above planning proposals for 47 Ellis road and relevant associated land, my objections are as follows :-

**Conservation of trees and land.** The proposed development will mean the lose of several mature trees and many shrubs in this area, a considerable area of green land which I feel will be a lose to everyone concerned except the builder and I also believe would be against the government greening policy. One of the main reasons why my family and many others moved to this area is because of the tranquil woodland views, any lose of greenery would not only effect the surrounding owners also there are universal implications namely the depletion of the ozone layer for which we must all play our part in preserving.

**Highway safety & traffic.** The proposed development shows garaging for several cars with private road access/egress. I respectfully suggest that the entrance from Ellis road would be dangerous in that the roadway is obscured by trees/bushes which whilst causing a danger for traffic even more seriously endangers pedestrians, as you must be aware there are two schools in the near facinity, one infants and one junior. During school times this footpath is used by many school children who I feel would be placed at further risk from this junction.

From my families point of view we moved to this area because of its NON-ESTATE LOCATION for which this area is known for, The openness, the woodlands and the peace and tranquillity, as I have found out from our neighbours their reasons where the same, all the surrounding owners would lose these benefits if you allowed this development to go forward as it is at the rear of all our properties.

**Effects on privacy.** Again I feel this is an item of concern not only for my own family but all surrounding properties will lose the privacy of there respective rear gardens to this overbearing development.

All concerned owners have meet with councillor ROSS who explained to us our course for objections however there is one item I would like you to clarify in writing if you would be so kind Namely :- The application is put before the planning department and subject to your immediate refusal will go onto committee, if committee refuse the application the developer has six months to appeal against this decision. Could you please let me know what channels of appeal are open to the objectors in the event of this application being passed, surely it follows that if the developer has rights to appeal then the objectors must be given the same right.

My final points are looking at the worst scenario namely that this development was allowed to go ahead the plans show no sign of privacy fencing being installed to not only my rear garden boundary but all rear gardens concerned, if approval was given would the developer be instructed to erect decent quality boundary fencing to secure the privacy of the other properties.

The spoil ( excavations) from this development would be considerable. 47 Ellis Road has been developed before and the spoil was spread over the existing land which has resulted in their garden being approximately 18 inches above my own, this was a serious problem regarding flooding of my land when I first moved in some ten years ago. I have since put in at considerable cost and effort land drainage, if the spoil from these developments where allowed to be spread this would increase the land in that area I would suggest by a further 18 inches to 2 foot, as you must be aware the water table in this area is fairly high and I believe this would cause water problems to the surrounding properties including myself and also increase the elevations of the new buildings in respect to the surrounding one making them even more over bearing.
Lastly with regards to the highway regulations could you let me know if the private road would have to conform to these regulations especially in reference to highway drainage, as you can see the likelihood that these developments would cause serious water problems to my property is my main concern, with the possibilities of a water logged garden through to possible subsidence caused by the removal of trees /shrubs etc and the raised ground levels.

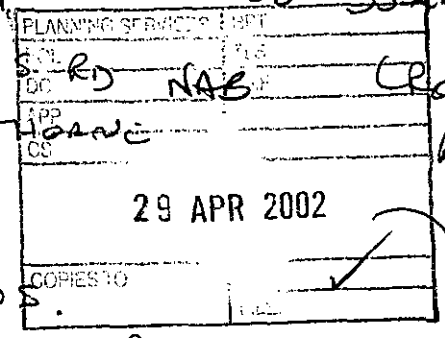
Yours in anticipation
G L Nicholson

MR D & MRS R LOCK

F/2002/6106 OBS 352 LEA CROFT

47 ELLIS ROAD NAB CROWTHORNE

CROWTHORNE BERKS RG45 6RS




NOT received until 9/5

OBJECTIONS.

- 3 GARAGES PLUS STORAGE SPACE ABOVE. 6 OR MORE CARS AT BOTTOM OF GARDEN POLLUTION, NOISE, CAR LIGHTS AT NIGHT, GARAGE DOORS CAR DOORS SLAMMING. CAR RADIOS, VISITORS CARS, COULD BE 15 CARS ON THAT SITE AT ANY ONE TIME STORAGE SPACE WILL PROBABLY BE USED AS CHILDRENS + TEENAGERS DENS. IMAGINE THE NOISE FROM RADIOS CD ETC. NOT ENOUGH ROOM FOR CARS, WILL SPILL INTO ELLIS ROAD CARS ALREADY PARKED IN ROAD. NIGHTMARE AT SCHOOL RUN TIME

AS CO-ORDINATOR OF NEIGHBOURHOOD WATCH FOR LEA CROFT FEEL THE SECURITY ASPECT HAS NOT BEEN CONSIDERED. LEAVES THE REAR OF MOST PROPERTYS ACCESSABLE FROM ELLIS ROAD WITH ACCESS TO VANS PARKED TO TAKE PROCEEDS OF ROBBERIES.

R T D LOCK

**TO: DEVELOPMENT CONTROL** FROM: Environmental Design

Natalie Brown DATE: 2nd May 2002

| | |
|---|---|
| Location: | 47 Ellis Road, Crowthorne |
| Proposal: | Proposed erection of 2 dwellings and detached garage building. Demolition of part of no. 47 Ellis Road |
| Application Number: | F/2002/6106 |

In response to your consultation dated 12th April 2002 for the above application, the tree and landscape comments are as follows:

The existing site contains a number of trees which will require removal to accommodate the proposed two dwellings and detached garage. Whist none of the trees are protected by a Tree Preservation Order their loss and whether the remaining trees -particularly along the southern boundary can be successfully retained. is cause for concern.

Before I can comment further the applicant should be required to submit for approval a detailed Tree Survey in accordance with BS 5837:1991 - Trees in Relation to Construction. This should clearly show the species and condition of all the trees as well as the development proposals so that I can properly ascertain the extent and loss of these landscape features. A tree protection drawing should also be included.

There is considerable scope for new planting within the development proposals and the applicant should be required to produce for approval on a separate drawing a detailed planting plan. This should include the full names of proposed species, sizes at time of planting, plant densities and numbers for each bed and in total. This is required in order to judge if the new planting compensates for the removal of the existing trees, change in local landscape character and required mitigation.

ROBERT PETROW
Consultant Landscape Architect

# WOKINGHAM WITHOUT PARISH COUNCIL

The Clerk, The Lodge
Pinewood Centre
Old Wokingham Road, Wokingham, Berks RG40 3AQ
Tel: Crowthorne (01344) 771425
Fax: (01344) 762283
email wwpc.gov@btinternet.com

| | |
|---|---|
| POL | TES |
| DC NAB | EMF |
| | |
| CS | |
| 29 APR 2002 | |
| COPIES TO | ACK: |
| | FILE: |

**FAX MESSAGE**

**TO:** WDC Planning. **ATTENTION:** Natalie Brown.

**FROM:** John Grant. **DATE:** 26 April 2002

**Re** application F/2000/6106 - 47 Ellis Road, Crowthorne.

I have been asked my one of my members to draw to your attention, in addition to the comments already returned by this Council to a couple of other points regarding this application.

Firstly, the close proximity of 39 Lea Croft to the proposed new houses is not apparent from the site plan. Secondly, if the application is accepted despite objections, there are a number of mature trees, particularly sycamore and birch, on the site, and it should be clear which are to be retained.

Regards,

John Grant.
Clerk to the Council.

PLANNING SERVICES | HPT
POL | TLS
DC NAB | LNF
APP
CS
26 APR 2002
COPIES TO | DATE

**Mrs Jean Keeley**
**45 Ellis Road**
**Crowthorne**
**Berkshire RG???** 45 6PR
**DATE** 23rd April 2002

Natalie Brown
Development Control Officer
Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

Dear Ms Brown

**Re: Application no F/2002/6106**

I would like to comment on the proposals regarding the above planning application which I have inspected at your offices.

1. Development Plan Policy

The proposal for two 5 bedroomed detached houses would appear to be an over-development of the site. Please would you confirm whether or not this is within the density set out in the development plan.

2. Highway Safety and Traffic

There would not appear to be sufficient space to provide a radiussed crossover for the proposed entrance drive given its proximity to my boundary.

3. Design Appearance and Layout

The site layout has been designed to retain a large garden to the Applicants own property with minimal loss of amenity - it looks out only on a single storey garage set some distance from their existing house. The way that the 2 proposed houses have been sited, however, will have considerable impact on other nearby houses including my own. The impact could perhaps have been lessened by locating Plot 1 in the position of Plot 2's garage block.

4. Effect on Daylight and Privacy

The effect on my property will be considerable since the majority of my windows face directly onto Plot 1 which is located less than 10 metres from my bungalow. In particular my Lounge/Dining Room and Kitchen windows will look straight at the end wall of the Plot 1 house and I will lose considerable daylight in those rooms.

5. Conservation of Buildings Trees and Open Land

I object to the removal of a significant number of trees and shrubs which are close to my rear boundary. The planning application did not appear to list the quantity, species or spread which I believe should be stated so I have been unable to check this point precisely. I assume the relevant officer will pick up on this point.

On the basis of the above comments please will you accept this letter as my formal objection to the proposed development.

Yours faithfully

Jean Keeley

Mrs Jean Keeley

# Wokingham Without Parish Council Consultation Sheet

**Officer** Natalie Brown

**No** F 2002 6106

**Proposal** erection of 2 dwellings and detached garage building. Demolition of part of 47 Ellis Road.

**Site** 47 Ellis Road, Crowthorne.

| | | |
|---|---|---|
| PLANNING SERVICES | HPT | |
| POL | TLS | |
| DC | ENF | |
| APP | | |
| CS | | |
| 24 APR 2002 | | |
| COPIES TO | HDK | |

**Committee's Comments**

Objections, as overdevelopment of site, where there is already a dangerous traffic situation with the number of vehicles parking and accessing the premises along that stretch of Ellis Road, close to its staggered junction with Pinewood Ave.

**Signed :** _____
**Clerk to Wokingham Without Parish Council**

23 April 2002

**Natalie Brown**

**From:** Ian Jordan
**Sent:** 23 April 2002 16:25
**To:** Natalie Brown
**Subject:** FW: PHONE MESSAGE

**Importance:** High

**From:** SHARON SMITH

**At:** 3.30

**On:** 23.4.2002

**Contact Number:** 01344 761 321 (HOME) OR HUSBAND - GARY SMITH ON 07770 660 759 (MOBILE)

**Regarding:** F/2002/6106 - 47 ELLIS ROAD - SITE VISIT - IF YOU WANT TO GAIN ACCESS TO REAR OF PROPERTY THE SIDE GATE IS NORMALLY LOCKED SO CAN YOU CONTACT THEM WHEN U INTEND TO VISIT SO THAT THEY CAN LEAVE OPEN.

Regards,

Ian

**WOKINGHAM DISTRICT COUNCIL**

**ENVIRONMENTAL SERVICES DEPARTMENT**
**HIGHWAYS**

**MEMORANDUM**

**FROM**: Adam Coggins, Highways

**MY REF**: F/2002/6106

**YOUR REF**: F/2002/6106

**TO**: Natalie Brown, Planning
**CC**:

**DATE**: 22nd April 2002

---

**PLANNING APPLICATION F/2002/6106**
**PROPOSED ERECTION OF 2 DWELLINGS AND DETACHED GARAGE BUILDING. DEMOLITION OF PART OF NO 47 ELLIS ROAD**
**47 ELLIS ROAD, CROWTHORNE**

Natalie,

The Highway Authority would like the following points addressed, and if these cannot be then we would not look favourably on the application.

- There is insufficient turning space within the site for service delivery vehicles and visitors cars
- Access road is to be a minimum width of 4.1 metres
- Details of cycle parking for each household is required – this should be adjoining each building
- Bin store required within 25 metres of the adopted highway (unless it can be demonstrated that a pantechnicon can turn freely within the site)
- Manoeuvring from the parking spaces for plot 1 does not meet our standards

Regards,

Adam Coggins
Highways Officer

## Natalie Brown

**From:** Andy Glencross
**Sent:** 18 April 2002 16:05
**To:** Natalie Brown
**Subject:** PA F/2002/6106 47 Ellis Rd Crowthorne

Hi Natalie

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

## Natalie Brown

**From:** John Mullaney
**Sent:** 16 April 2002 16:52
**To:** Natalie Brown
**Subject:** F/2002/6106 47 Ellis Rd

I have no environmental health objections to this development but would recommend that standard planning condition C070 regarding hours of construction is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

| | |
|---|---|
| **Application Number : F/2002/6106** | **Map No :** 108 |
| **Case Officer :** NAB. | **Site Area :** 0·17 |
| **Valid Date :** 02 APR 2002 | **Received Date: 11/03/2002** |

**Level : Delegated Application**

**Description : Proposed erection of 2 dwellings & detached garage building. Demolition of part of no 47 Ellis Road.**

**Location : 47, Ellis Road, , Crowthorne.**

**Parish : WT** **Ward : WOK** 12.4.02 23

**Applicant : Mr/Mrs G Smith C/O Day Tanner P/Ship.**

**Fee Required: £380** **Fee Received: £380** (11)

**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 | Plot 1 Return elevations required, to show conservatory doors & side door of garage. Garage ~~2nd side elev. does not~~ show dormer windows Plot 2 2nd floor dormer windows not shown on 2nd side elevation | 26/3 | 02 APR 2002 |
| FLOOR PLANS | | | |
| NO SCALE OR SCALE IS IMPERIAL | | | |
| ENCROACHMENT LETTER REQUIRED | | | |
| OTHER | | | |

**Is the site in a Conservation Area:** ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

---

## INTERNAL CONSULTATIONS 12.4.02 B

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 ✓

D. Pastures ✓ partial demolition

## EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer ✓

Thames Water re Drainage

## 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 |
|---|---|---|---|
| | | 45ELLIS ROADCROWTHORNE | RG456PR |
| | | 47ELLIS ROADCROWTHORNE | RG456PR |
| | | 49ELLIS ROADCROWTHORNE | RG456PR |
| | | 51ELLIS ROADCROWTHORNE | RG456PR |
| | | 53ELLIS ROADCROWTHORNE | RG456PR |
| | | 52ELLIS ROADCROWTHORNE | RG456PT |
| F/2002/6106 | | 54ELLIS ROADCROWTHORNE | RG456PT |
| | | 56ELLIS ROADCROWTHORNE | RG456PT |
| | | 58ELLIS ROADCROWTHORNE | RG456PT |
| | | 60ELLIS ROADCROWTHORNE | RG456PT |
| | | 66ELLIS ROADCROWTHORNE | RG456PT |
| | | 33LEA CROFTCROWTHORNE | RG456RJ |
| | | 35LEA CROFTCROWTHORNE | RG456RJ |
| | | 37LEA CROFTCROWTHORNE | RG456RJ |
| | | 39LEA CROFTCROWTHORNE | RG456RJ |
| | | 41LEA CROFTCROWTHORNE | RG456RJ |
| | PENDENNIS | PENDENNISELLIS ROADCROWTHORNE | RG456PT |
| | | 41ELLIS ROADCROWTHORNE | RG456PR |
| | | 50ELLIS ROADCROWTHORNE | RG456PT |
| | | 14PINEWOOD AVENUECROWTHORNE | RG456RP |
| | | 16PINEWOOD AVENUECROWTHORNE | RG456RP |
| | | 18PINEWOOD AVENUECROWTHORNE | RG456RP |
| | | 20PINEWOOD AVENUECROWTHORNE | RG456RP |
| | | 22PINEWOOD AVENUECROWTHORNE | RG456RP |
| | | 24PINEWOOD AVENUECROWTHORNE | RG456RP |
| | | 26PINEWOOD AVENUECROWTHORNE | RG456RP |
| | | 28PINEWOOD AVENUECROWTHORNE | RG456RP |
| | | 30PINEWOOD AVENUECROWTHORNE | RG456RP |
| | | 32PINEWOOD AVENUECROWTHORNE | RG456RP |
| | | 43ELLIS ROADCROWTHORNE | RG456PR |

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

Tel: (0118) 974 6492

Date: 12 April 2002

My ref: F/2002/6106

**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/2002/6106**
**47, Ellis Road, , Crowthorne.**
**Proposed erection of 2 dwellings and detached garage building.**
**Demolition of part of no 47 Ellis Road.**

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 **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
***Trevor Watson***
Development Control Manager

---

**LISTING FORM**

Case officer: **Natalie Brown** Application Number: **F/2002/6106**
**47, Ellis Road, , Crowthorne.**
**Proposed erection of 2 dwellings and detached garage building. Demolition of part of no 47 Ellis Road.**
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**********

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

Tel: (0118) 974 6492

Date: 12 April 2002

My ref: F/2002/6106

**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/2002/6106**
**47, Ellis Road, , Crowthorne.**
**Proposed erection of 2 dwellings and detached garage building. Demolition of part of no 47 Ellis Road.**

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 **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
***Trevor Watson***
Development Control Manager

---

**LISTING FORM**
Case officer: **Natalie Brown** Application Number: **F/2002/6106**
**47, Ellis Road, , Crowthorne.**
**Proposed erection of 2 dwellings and detached garage building. Demolition of part of no 47 Ellis Road.**
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 Lewis
**********FILE COPY**********

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

Tel: (0118) 974 6492

Date: 12 April 2002

My ref: F/2002/6106

**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/2002/6106**
**47, Ellis Road, , Crowthorne.**
**Proposed erection of 2 dwellings and detached garage building. Demolition of part of no 47 Ellis Road.**

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 **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
***Trevor Watson***
Development Control Manager

---

**LISTING FORM**

Case officer: **Natalie Brown** Application Number: **F/2002/6106**
**47, Ellis Road, , Crowthorne.**
**Proposed erection of 2 dwellings and detached garage building. Demolition of part of no 47 Ellis Road.**
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**********

**Received by Wokingham District Council**

# Application No: F/2002/6106

**Proposal:**
Proposed erection of 2 dwellings and detached garage building. Demolition of part of no 47 Ellis Road.

**Location:**
47, Ellis 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/2002/6106 to enable the library staff to locate the correct information.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/05/2002. 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**

**12 April 2002**

606

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

AID/LC/1743

8 March 2002

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sirs

**PROPOSED RESIDENTIAL DEVELOPMENT 47 ELLIS ROAD, CROWTHORNE**

Our clients currently live at number 47 Ellis Road and have agreed, subject to planning permission, to purchase the rear gardens of numbers 18-22 Pinewood Avenue inclusive. This then provides a suitable site for residential development of some 0.17 hectares. The proposal provides for the partial demolition of number 47 to allow an access driveway to run between it and the boundary with number 45 Ellis Road. The new driveway would serve the existing house as well as two additional dwellings as shown on the drawings, together with a garage block for Plot 2. A full survey of the site has been undertaken and this is reflected in the information shown on the site plan.

We enclose the following documents in order to submit a full planning application:

Six copies each of our drawings numbers 1743/01, 02, 03, 04 and 05 together with location plan
Six copies of the application form
Certificate B
Deposit cheque in the sum of £380.00

We hope that you will be able to recommend this application for approval and we look forward to hearing from you in due course.

Yours faithfully

A I Day

Encs

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

BAGSHOT HOUSE, 37-39 HIGH STREET
BAGSHOT, SURREY GU19 5AF
TEL: 01276 451456 FAX: 01276 451553
tony@daytanner.freeserve.co.uk
www.daytanner.co.uk

Partners:
A I Day S Tanner J E Day C H Tanner

02.APR.2002* 6106

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC CAH | ENF |
| OP | |
| CS | |
| 02 APR 2002 | |
| COPIES TO | ACK: |

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

AID/LC/1743

28 March 2002

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

For the attention of Mrs C Hurst

Dear Mrs Hurst

**47 ELLIS ROAD, CROWTHORNE (2002/6106)**

Thank you very much for returning our planning application. Please now find enclosed six copies of the original application documents together with revised drawings numbers 1743/03A, 04A and 05A. Should you have any further queries perhaps you could let us know post registration of the application.

Yours sincerely

A I Day

Encs

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

BAGSHOT HOUSE, 37-39 HIGH STREET
BAGSHOT, SURREY GU19 5AF
TEL: 01276 451456 FAX: 01276 451553
tony@daytanner.freeserve.co.uk
www.daytanner.co.uk

Partners:
A I Day S Tanner J E Day C H Tanner

Tel. (0118) 974 6429 or 6433

02.AR.2632 6106

Date: 26 March 2002

Your Ref:

My Ref: F/2002/6106

Mr/Mrs G Smith
C/O Day Tanner P/Ship
Bagshott House
37-39 High Street
Bagshot
Surrey
GU19 5AF


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 Sir/Madam

**Reference Number: 2002/6106**

**Site Address: 47, Ellis Road, , Crowthorne.**

**Proposal: Proposed erection of 2 dwellings. Demolition of part of no 47 Ellis Road.**

I return your application, as it is invalid and cannot be determined for the following reason(s);

**Plot 1: please provide other elevations of conservatory and garage to show doors.**

**Plot 2; 2nd floor dormer window not shown on 2nd side elevation.**

**Plot 1: 2nd side elevation does not show dormer window of garage.**

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

***Carol Hurst***

Senior Technical Officer
Development Control

# SECTION 66 CERTIFICATE

Application No.

02.APR.2002* 6106

**Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant**

(a) "Owner" means a person having a freehold interest or leasehold interest the not less unexpired term of which is than 7 years

**OR**

* See Note (a) to Certificate A

**OR**

* See Note (a) to Certificate A

(b) Insert description of steps taken

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

## ~~CERTIFICATE A~~

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody except the applicant, was the owner of (a) any part of the land to which the application relates.

## CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

| Owners (a) name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| **MR JOHN RANCE** | **18 PINEWOOD AVENUE CROWTHORNE BERKSHIRE RG45 6RP** | **08/03/02** |

## CERTIFICATE C

I certify that:

- I/The applicant* cannot issue a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application

I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the accompanying application were owners (a) of any part of the land to which the application relates.

| Owners (a) name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| | | |

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b)

- Notice of the application as attached to this certificate, has been published in

the (c)

on (d)

**OR**

**CERTIFICATE D**

I certify that:

- I/The applicant* cannot issue a certificate in accordance with paragraph (a) of Section 66(1) of the Act in respect of the accompanying application

- I have/The applicant have/has taken all reasonable steps open to me/him/her* to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of the application was the owner (a) of any part of the land to which the application relates, but have/has* been unable to do so. These steps were as follows:.

  (b)

- Notice of the application as attached to this certificate, has been published in

the (c)

on (d)

(b) *Insert description of* steps taken

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

---

**ALL APPLICANTS MUST COMPLETE THIS SECTION**

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

**Agricultural Holdings Certificate**

***One or other section must be crossed through as not applicable***

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- None of the land to which the application relates is, or is part of, an agricultural holding.

**OR**

- I have/The applicant has* given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application was a tenant of a agricultural holding on all or part of the land to which the application relates, as follows.

| Tenant's name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| | | |

Signed

On behalf of **MR & MRS G SMITH**

Date 08/03/02

**TOWN AND COUNTRY PLANNING ACT 1990**
**TOWN AND COUNTRY GENERAL DEVELOPMENT ORDER 1988**
***Certificate under Section 66***

# SECTION 66 CERTIFICATE

Application No.

**Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant**

## CERTIFICATE A

I certify that: 02.APR.2002* - 6106

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody except the applicant, was the owner of (a) any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the not less unexpired term of which is than 7 years

**OR**

## CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

| Owners (a) name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| **MR & MRS SID & JULIE BOOTHER** | **20 PINEWOOD AVENUE CROWTHORNE BERKSHIRE RG45 6RP** | **08/03/02** |

* See Note (a) to Certificate A

**OR**

## CERTIFICATE C

I certify that:

- I/The applicant* cannot issue a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application

I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the accompanying application were owners (a) of any part of the land to which the application relates.

| Owners (a) name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| | | |

* See Note (a) to Certificate A

(b) Insert description of steps taken

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b)

(c) Name of local newspaper circulating in the area where the land is situated.

- Notice of the application as attached to this certificate, has been published in

the (c)

(d) Date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

on (d)

**OR**

**CERTIFICATE D**

I certify that:

- I/The applicant* cannot issue a certificate in accordance with paragraph (a) of Section 66(1) of the Act in respect of the accompanying application

- I have/The applicant have/has taken all reasonable steps open to me/him/her* to find out the names and addresses of everyone else who, at the beginning of the *period of 21 days beginning with the date of the application was the owner (a) of* any part of the land to which the application relates, but have/has* been unable to do so. These steps were as follows:.

  (b)

- Notice of the application as attached to this certificate, has been published in the (c)

on (d)

(b) Insert description of steps taken

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must not be earlier than the beginning of the period *of 21 days ending with* the date of the application).

---

**ALL APPLICANTS MUST COMPLETE THIS SECTION**

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

**Agricultural Holdings Certificate**

***One or other section must be crossed through as not applicable***

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- None of the land to which the application relates is, or is part of, an agricultural holding.

**OR**

- I have/The applicant has* given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application was a tenant of a agricultural holding on all or part of the land to which the application relates, as follows.

| Tenant's name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| | | |

Signed _____

On behalf of **MR & MRS G SMITH**

Date 08/03/02

**TOWN AND COUNTRY PLANNING ACT 1990**
**TOWN AND COUNTRY GENERAL DEVELOPMENT ORDER 1988**
***Certificate under Section 66***

# WOKINGHAM DISTRICT COUNCIL
# PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer N/A in space. Please submit **SIX** copies of this form and plans to:-
THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

**FOR OFFICE USE ONLY**

02.APR.2002* 6106

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | MR & MRS G SMITH |
| | ADDRESS | 47 ELLIS ROAD<br>CROWTHORNE, BERKSHIRE |
| | POSTCODE | PHONE: |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | DAY TANNER PARTNERSHIP |
| | ADDRESS | BAGSHOT HOUSE, 37-39 HIGH STREET<br>BAGSHOT, SURREY |
| | POSTCODE | GU19 5AF PHONE: 01276 451456 |
| 3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in blue: | SITE LOCATION: | 47 ELLIS ROAD AND THE REAR OF 18-22 PINEWOOD AVENUE, CROWTHORNE |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used | | PARTIAL DEMOLITION OF EXISTING No. 47 AND ERECTION OF TWO FURTHER DWELLINGS AND DETACHED GARAGE BUILDING. |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 0.17 |
| 6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee | OWNERSHIP | OWNER AND PROSPECTIVE PURCHASER |
| 7. List all the plans and drawings submitted with the application | PLANS/DRAWINGS | 1743/01, 02, 03, 05 AND LOCATION PLAN |

**8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING?** Tick the boxes

| | | | | | |
|---|---|---|---|---|---|
| CHANGE OF USE | | REDEVELOPMENT | |
| ERECTION OF NEW BUILDING | X | ALTERATION or EXTENSION | X |

**9. WHAT TYPE OF APPLICATION IS THIS ?** Tick one box only

| | | | |
|---|---|---|---|
| OUTLINE PERMISSION | | See question 10 | |
| FULL PERMISSION | X | | |
| APPROVAL OF DETAILS/RESERVED MATTERS | | State relevant outline permission number. | |
| TEMPORARY PERMISSION | | State period required. | |
| RELAXATION OF CONDITIONS | | State relevant application no. | |

**10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application**

| | | | |
|---|---|---|---|
| | | SITING | |
| EXTERNAL APPEARANCE | | DESIGN | |
| MEANS OF ACCESS | | LANDSCAPING | |

| | | | |
|---|---|---|---|
| 11. | WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased. | RESIDENTIAL | |
| 12. | DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? | NO | If yes, show existing route(s) and any proposed alternatives on the plans |
| 13. | ARE THERE ANY TREES ON THE SITE?<br>IF YES, ARE ANY TO BE FELLED | YES<br>YES | If so, show their positions, spread and species on the plans and which, if any, are to be felled |
| 14. | STATE EXTERNAL MATERIALS TO BE USED | ALL TO BE AGREED. | |
| 15. | HOW WILL THE SITE BE ENCLOSED?<br>Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed | EXISTING BOUNDARY, HEDGES AND FENCES TOGETHER WITH NEW FENCES TO INDIVIDUAL PLOTS AS SHOWN ON SITE PLAN. | |
| 16. | HOW WILL SURFACE WATER BE DISPOSED OF? | SOAKAWAYS | |
| 17. | HOW WILL FOUL SEWAGE BE DISPOSED OF? | To existing system: YES<br>If no, please give details: | |
| 18. | WHAT ARE THE ACCESS ARRANGEMENTS?<br>AS EXISTING<br>AS PROPOSED<br>Give details of pedestrian and vehicular access. | AS EXISTING 1 x 4m ACCESS CLOSE<br>AS PROPOSED 1 x 4.8m ACCESS | |
| 19. | HAS PROVISION BEEN MADE FOR THE DISABLED<br>See notes for applicants? | YES AT GROUND FLOOR | |

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, PLEASE COMPLETE THE FOLLOWING TABLE:

| | No. OF DWELLINGS/HABITABLE ROOMS PROPOSED | TO BE RETAINED | TO BE LOST |
|---|---|---|---|
| HOUSE | 2 / 19 | 1 / 7 | - / 2 |
| BUNGALOW | / | / | / |
| FLAT/MAISONETTE | / | / | / |
| OTHER | / | / | / |

| | | | |
|---|---|---|---|
| 21. | DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ? | NO | If YES, complete Part 2 of the form |
| 22. | DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OR MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? | NO | If YES, please ask for and complete Part 3 of the form |
| 23. | STATE THE FEE ENCLOSED WITH THIS APPLICATION.<br>The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why. | £380.00 | |

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building regulations Approval.

SIGNED:  ON BEHALF OF: MR & MRS G SMITH DATE: 08/03/02

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

REMOTE
ADDRESS 47 ELLIS ROAD

PARISH WOK/WITHOUT

PLOT No.

ORD. SHEET No. SU.8[illegible]67 (108)

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision | |
|---|---|---|---|---|---|
| 75/80 ? | [illegible] | [illegible] | 16.[illegible] | [illegible] | [illegible] |
| 445/56 | MR. J. POSTEN | BUNGALOW | 10.7.56 | APP. | APP |
| 22748 | MRS D. " O/L | BUNGALOW TO REAR CARPORT TO SIDE | 9.1.85 | N/A | R |
| BR24874 | MR. R. OLIVER | D/ST. HT. & PORCH | 12.6.85 | APP | N/A |
| 23868 | " | " & GARAGE | 18.7.85 | N/A | C/A |
| 38259 | MR & MRS G. SMITH | BLDG. TO COVER SWIMMING POOL | 15.9.91 | | Ref |
| 38809 | MR & MRS G. SMITH | BLDG. TO COVER SWIMMING POOL | 7.2.92 | | C/A |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074


02 APR 2002
OLD SAWMILL LANE
ELLIS ROAD
PINEWOOD
Trask
BM 85·30m
BM 82·60m
El Sub Sta
84·6m
83·1m
82·4m
79·3m
64·5m
FW
1/1250




This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

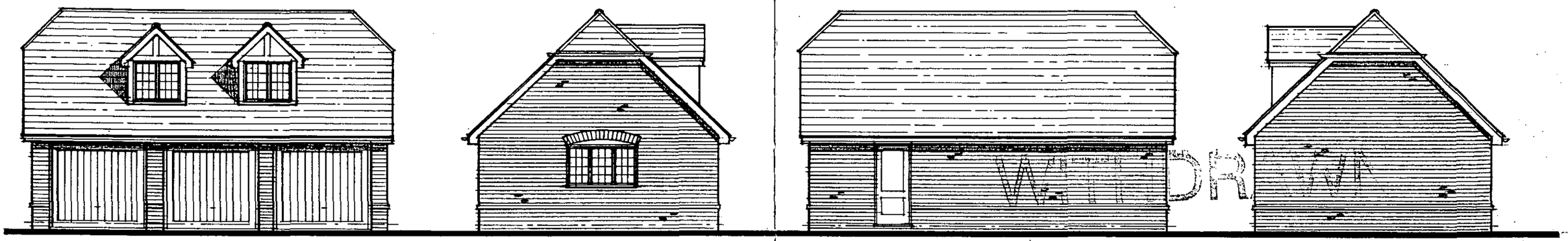
Development Control Section, Environmental Services, Wokingham District Council.

15 March 2002

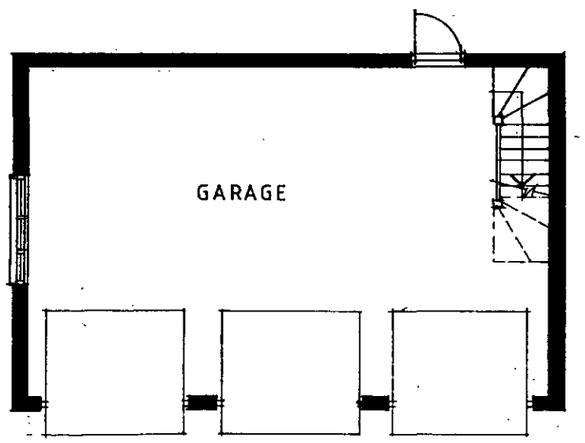
Scale: 1 : 1250

N
W E
S

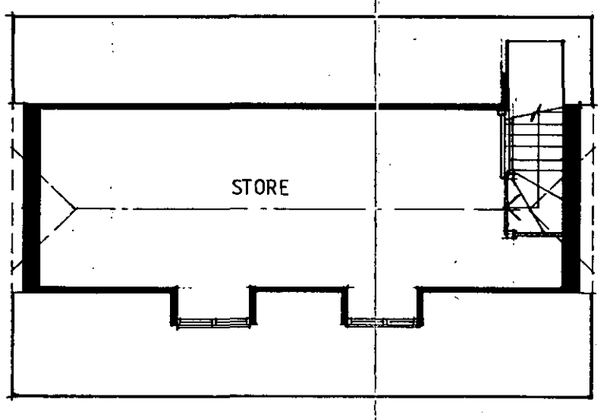
02.APR.2002* 6106




Front Side Rear Side




Ground Floor Plan




First Floor Plan

| | |
|---|---|
| PLAN | PT |
| P | TS |
| | ENF |
| 0 2 APR 2002 | |
| COPIE | ACK: |
| | FILE: |

WITHDRAWN

A - MAR 02 - PLANNERS LETTER 26/3/02

**DAY · TANNER PARTNERSHIP**
ARCHITECTURE & PLANNING

CLIENT Mr. & Mrs. G. Smith.

JOB Proposed Development
47 Ellis Rd Crowthorne

DRG GARAGE DETAILS

SCALE 1:100 DRAWN DATE March. 02.


11-13 DUKES RIDE
CROWTHORNE
BERKSHIRE
RG45 6LZ
01344 · 777143

55 CHURCH ST
CAVERSHAM
READING
RG4 8AX
0118 · 946 1242


1743 / 05 A