APPLICATION NO:
F/2001/3186

LOCATION:
15 Ellis Road, Crowthorne.

APPLICANT:
Mr & Mrs Penfold C/O RHD Designs (Richard Harrison)

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

EARLIEST DATE FOR DECISION: **15/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
12/03/2001

CASE OFFICER: **John Leggett**

APPROVED

RAILEX
Marbleboard

(JL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Penfold
C/O RHD Designs (Richard Harrison)
39 Albany Road
Fleet
Hampshire
GU13 9PU

Application Number: F/2001/3186

Parish: **WOKINGHAM WITHOUT**

Location: **15, Ellis Road, Crowthorne.**

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

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

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

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

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

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

Informative

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

Berkshire Structure Plan Policy EN1.

South East Area Local Plan Policies STV1 and SBE1.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

John Mitchell

John Mitchell
Development Control Manager
Date: 09/03/2001

Notice checked by: _____

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

WORK SHEET FOR : John Leggett

Application Number : F/2001/3186

Applicant : Mr & Mrs Penfold C/O RHD Designs (Richard Harrison).

Location : 15, Ellis Road, , Crowthorne.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
		✓	25/01/01

Date of Neighbour Notifications : .....

Date of Site Visit : 25/01/01

Date Registered : 15/01/2001

Earliest Date for Decision : 15/02/2001

Latest Consultation Date/Site Notice Expiry Date : 15/02/2001

This application will have expired on: 12/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

WOKINGHAM WITHOUT PARISH COUNCIL

- NO OBJECTIONS

NUMBER 14 ELLIS RD

- NO OBJECTIONS.

Planning Issues :

IMPACT ON NEIGHBOURING DWELLINGS

- N/A - HIGH FENCING + LOW HEIGHT OF PROPOSED CONSERVATORY CREATE NO ADVERSE OVERBEARING OR OVERLOOKING IMPACT

STREET SCENE

- N/A - DUE TO DEVELOPMENT AT REAR OF PROPERTY.

Application Number: F/2001/3186

Appraisal :

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

Application Number F/2001/3186
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 15 Ellis Road
Crowthorne.

APPLICATION NUMBER: F/2001/3186

OFFICER: John Leggett

DATE OF SITE VISIT: 25/01/11

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

2 PROP'S TO SIDES, LONG GARDEN REAR PROP APPROX 2 X GDN LENGTH
OBSCURED BY MAJOR TREE LINE.
NO 17 PROJECTS BY 6 FT NO WINDOWS TO SIDE OF PROPOSAL
NO 13 ~~SET~~ MAIN BUILDING SET BACK, SINGLE STORE REAR EXT NO WINDOWS

3. DESCRIPTION OF SITE/BUILDING

AREA FOR PROPOSAL SET BACK FROM (?) NEW (?) EXTENSION.
LEAVES REAR D'WAY, EXTENDS FROM KITCHEN.
WIDE PATIO DOORS ON REMAINING.

4. RELATIONSHIP TO ADJOINING PROPERTIES

PROPORTIONAL 3m GAP AS WILL ALL PROPS, SET BACK FROM 17
LEVEL TO MAIN OF 13

5. SITE CONSTRAINTS

TREES N.A

ACCESS/PARKING N.A.

LEVELS N.A.

BOUNDARY TREATMENT 2m FENCING ON BOTH SIDES

OTHERS —

Application Number F/2001/3186

Appraisal:

The application being considered proposes a single-storey rear extension to no. 15 Ellis Road. The existing property is a detached residence bordered by similar sized properties to the east and west. The application proposes to erect a conservatory approximately 4 by 6m, which is 2.1m high rising to 3.2 m at the pitch rooftop.

Impact Upon Neighboring Dwellings

The proposal is to be set on the west part of the rear of the residence and as such will not affect number 17 in terms of either overbearing or loss of light, particularly as this is a single storey build with significant border fencing. The adjacent property to the west, although slightly set back from number 15 (approximately 2m) has no facing windows to the proposal which will receive no adverse impact in over bearing or over looking from the conservatory. To the rear there is an extensive garden (approximately 35m) bordered by high fencing and the rear neighbouring property is not directly facing the proposal. Therefore it is considered there will be no adverse impact on all neighbouring properties.

Impact on the street scene

The property, which is the subject of this application, is a detached dwelling, whilst the extension is set onto the rear of the residence and as such will have no impact on the overall street scene.

Recommendation: Grant full planning permission.

Wokingham Without Parish Council Consultation Sheet

Officer John Leggett

No E 2001 3186

Proposal single storey rear extension to form conservatory.

Site 15 Ellis Road, Crowthorne.

PLANNING SERVICES	HPT
POL	
DC	ENF
APP	
CS	
14 FEB 2001	
COPIES TO:	ACK:
	FILE:

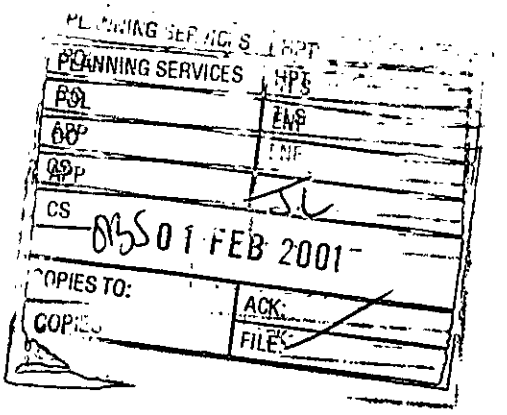
Committee's Comments

No objections

Signed :
Clerk to Wokingham Without Parish Council

13 February 2001

14 Ellis Road
Crowthorne
Berks.
RG45 6PU



Mr J. Mitchell
Development Control Manager
Wokingham District Council
Shute End
Wokingham
Berks.
RG40 1WR

30 Jan 2001

RJP/sr

Dear Sir

Ref: Application No. F/2001/3186

With reference to the above application for the proposed single storey rear extension to form a conservatory.

Please note we have no objection or comments to this proposal.

Yours sincerely

Russell J. Purvey

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

Tel: 0118 974 6502

Date: **22 January 2001**

My ref: F/2001/3186

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2001/3186
15, Ellis Road, , Crowthorne.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **John Leggett** on **0118 974 6502**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **John Leggett** Application Number: **F/2001/3186**
15, Ellis Road, , Crowthorne.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Helliar-Symons

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

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

Tel: 0118 974 6502

Date: **22 January 2001**

My ref: F/2001/3186

CONFIDENTIAL

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

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

John Mitchell
Development Control Manager

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Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lewis

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

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

Tel: 0118 974 6502

Date: **22 January 2001**

My ref: F/2001/3186

CONFIDENTIAL

Councillor Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **John Leggett** Application Number: **F/2001/3186**
15, Ellis Road, , Crowthorne.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3186
CASE OFFICER: John Leggett

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3186**
CASE OFFICER: **John Leggett**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

Received by Wokingham District Council

Application No: F/2001/3186

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

Location:
15, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer John Leggett P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/02/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

22 January 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	15 JAN 2001
Officer: JL	Application No. F/2001/3186

Map No. 109 **Site** 0.08
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 15 ELLIS ROAD

Parish: WOK W/OUT Ward: WOKINGHAM W/OUT 22.01.01

Applicant: MR/MRS PENFOLD

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

Enforcement Section (9) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 22.01.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A .....
Adjacent Parish .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) .....
Sport England .....

OTHERS:

No pre-apps

NEIGHBOURS:

S/N + see map ✓

Environmental Services

For office use only.
Application number: 15.JAN.2001 * 3186

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR & MRS PENFOLD 15 ELLIS ROAD, CROWTHORNE, BERKS RG45 6PS
2	Agent's Name Address and postcode Phone number	RHD DESIGNS (Richard Harrison) 39 ALBANY ROAD, FLEET, HAMPSHIRE GU13 9PU 01252 622897
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.	15 ELLIS ROAD, CROWTHORNE BERKS RG45 6PS Herewith
	Give brief details of the proposal for example, two storey side extension. About the application	Conservatory at rear of property

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.	White UPVC Bronze polycarbonate roof Bricks to match existing	
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: N/A	Proposed:
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.

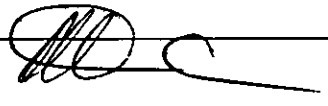
Certificate B

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: 

on behalf of Applicant

Date 11-1-2001

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

CORBIERE
ADDRESS 15 ELLIS ROAD

PARISH Wor/WITHOUT

PLOT No.

ORD. SHEET No. SU. 8464 (10

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
278/73	MARCROFT FINANCE LTD	C/APP DWELLING AT REAR	28.3.73	N/A [illegible]
BR 19619	MR. D. HUXTABLE	REPLACE SLATES FOR CONCRETE ROOF TILES.	20.10.82	APP N/A
19228	"	2/Storey rear Ext.	6.5.83	N/A C/[illegible]
97/65654/F	Mr R Penfield	S/ST rear ext and conservatory	18.7.97	C/[illegible]
FP97/6498	"	"	6.6.97	C/APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 31 TPO 806/96

DRAINAGE

091074

→108.



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Development Control Section, Environmental Services, Wokingham District Council.

19 January 2001 Scale: 1 : 1250