APPLICATION NO:
F/2001/3621

LOCATION:
5 Greenfinch Close, Crowthorne.

APPLICANT:
Ms S Kennedy C/O Key Windows

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

EARLIEST DATE FOR DECISION: **29/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
18/05/2001

CASE OFFICER: **Helen Pollock**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

24

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Ms S Kennedy
C/O Key Windows
233 High Street
CROWTHORNE
Berkshire

Application Number: F/2001/3621

Parish: **WOKINGHAM WITHOUT**

Location: **5 Greenfinch Close, 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. Except where stated otherwise on the approved drawings, all new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

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

Informative

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

Berkshire Structure Plan Policy EN1
South East Area Local Plan Policies SBE1, SBE2, STV1
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell

John Mitchell
Development Control Manager
Date: 14/05/2001

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 : Helen Pollock

Application Number : F/2001/3621

Applicant : Ms S Kennedy C/O Key Windows.

Location : 5, Greenfinch Close, , Crowthorne.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		4/5

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 23/03/2001

Earliest Date for Decision : 29/04/2001

Latest Consultation Date/Site Notice Expiry Date : 29/04/2001

This application <u>will have expired on</u>: <u>18/05/2001.</u> 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 P.C. No objection

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon street scene.

Application Number: F/2001/3621

Appraisal:

The proposed development is for a single storey rear extension to form a conservatory. It would be 3.7m wide, 4.15m deep and have a pitched roof, 2.2m to the eves and 3.2m to the ridge.

The property is detached, with a 1.8m fence enclosing the rear garden.

1. Impact upon neighbouring properties

It is not considered that there would be any adverse effects upon neighbouring properties as the conservatory would be set away from the boundaries and is single storey.

2. Impact upon the character of the street scene

The conservatory would not be visible from Greenfinch Close. The materials used would match or be in-keeping with existing and it is therefore considered that there would be no adverse effects upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/3621
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C005	R005	
2	C015	R015	

RECORD OF SITE VISIT

SITE ADDRESS: 5 Greenfinch Close Crowthorne.

APPLICATION NUMBER: F/2001/3621

OFFICER: Helen Pollock

DATE OF SITE VISIT: 4.1.5

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on tree in front garden.

2. DESCRIPTION OF SURROUNDINGS
Residential

3. DESCRIPTION OF SITE/BUILDING
2 Storey house with double integral garage

4. RELATIONSHIP TO ADJOINING PROPERTIES
See map.

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING 2 garage + 2 on driveway

LEVELS N/A

BOUNDARY TREATMENT 1.8m enclosure.

OTHERS N/A.

Rear building line in line with that of n° 4.

nB Side windows in n° 4

- No to rear has no windows facing n° 5

no No to other side is visible.

Received by Wokingham District Council

Application No: F/2001/3621

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

Location:
5, Greenfinch Close, , Crowthorne.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/04/2001. 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

05 April 2001

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

Tel: 0118 974 6480

Date: **05 April 2001**

My ref: F/2001/3621

CONFIDENTIAL

Councillor Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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

Dear Councillor

Application Number: F/2001/3621
5, Greenfinch Close, , 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3621**
5, Greenfinch Close, , 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**********

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

Tel: 0118 974 6480

Date: **05 April 2001**

My ref: F/2001/3621

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

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Development Control Manager

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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lewis

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

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

Tel: 0118 974 6480

Date: **05 April 2001**

My ref: F/2001/3621

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
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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Helen Pollock** Application Number: **F/2001/3621**
5, Greenfinch Close, , 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**********

Wokingham Without Parish Council Consultation Sheet

Officer	Helen Pollock
No	F 2001 3621
Proposal	Single storey rear extension to form conservatory
Site	5 Greenfinch Close, Crowthorne

Committee's Comments

No objections

Signed : _____
Clerk to Wokingham Without Parish Council

25 April 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 23 MAR 2001

Officer: HP | Application No. F/2001/3621

Map No 100 Site 0.05

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: 5 GREENFINCH CLOSE

Parish: WOK W'OUT Ward: Wok W'out 5.4.01 B.

Applicant: MS S KENNEDY

Fee Received 95-00 (6) Required ..... Additional ..... Refund .....

Enforcement Section 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 : 5.4.01 b. 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. .....
.....
.....
.....
.....
.....
.....
.....
.....

KEY WINDOWS

Windows • Doors • Conservatories • Roofline Products

With Compliments

Office & Factory: Albany Works, Wellington Road, Crowthorne, Berkshire RG45 7LD.
Showroom: Albany House, 2[redacted]gh Street, Crowthorne, Berkshire RG45 7AH.
Telephone (4 lines): 01344 777515 Fax: 01344 777525

ADDRESS 5 GREENRINCH CLOSE PARISH WOOLWITHOUT

PLOT No. 7

BUILDER

ORD. SHEET No. LL.836S 100

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19036	LAING	O/L RES. DEV.	22.9.83	CA
27944	THAMESVALLEY	DET. HOUSE & GARAGE	9.7.87	CA
BRA 3680	"	"	2.10.87	APP
42360			8.6.94	CA
XP94/2277	MRS. S. KENNEDY	1ST FLOOR EXT.	15.2.94	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:
23.MAR2001* 3621

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	SARAH KENNEDY 5 GREENFINCH CLOSE CROWTHORNE BERKS. RG45 6TZ 01344 777749
2	Agent's Name Address and postcode Phone number	KEY WINDOWS 233 HIGH STREET CROWTHORNE BERKS. 01344 777515.
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.	As section (1)
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY TO REAR
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.	FACE BRICK AND WHITE PVCU TO MATCH HOUSE.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees) If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan		
	• 1:100 or 1:200 scale floor plans and elevations		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: A. J. [illegible] on behalf of S. KENNEDY

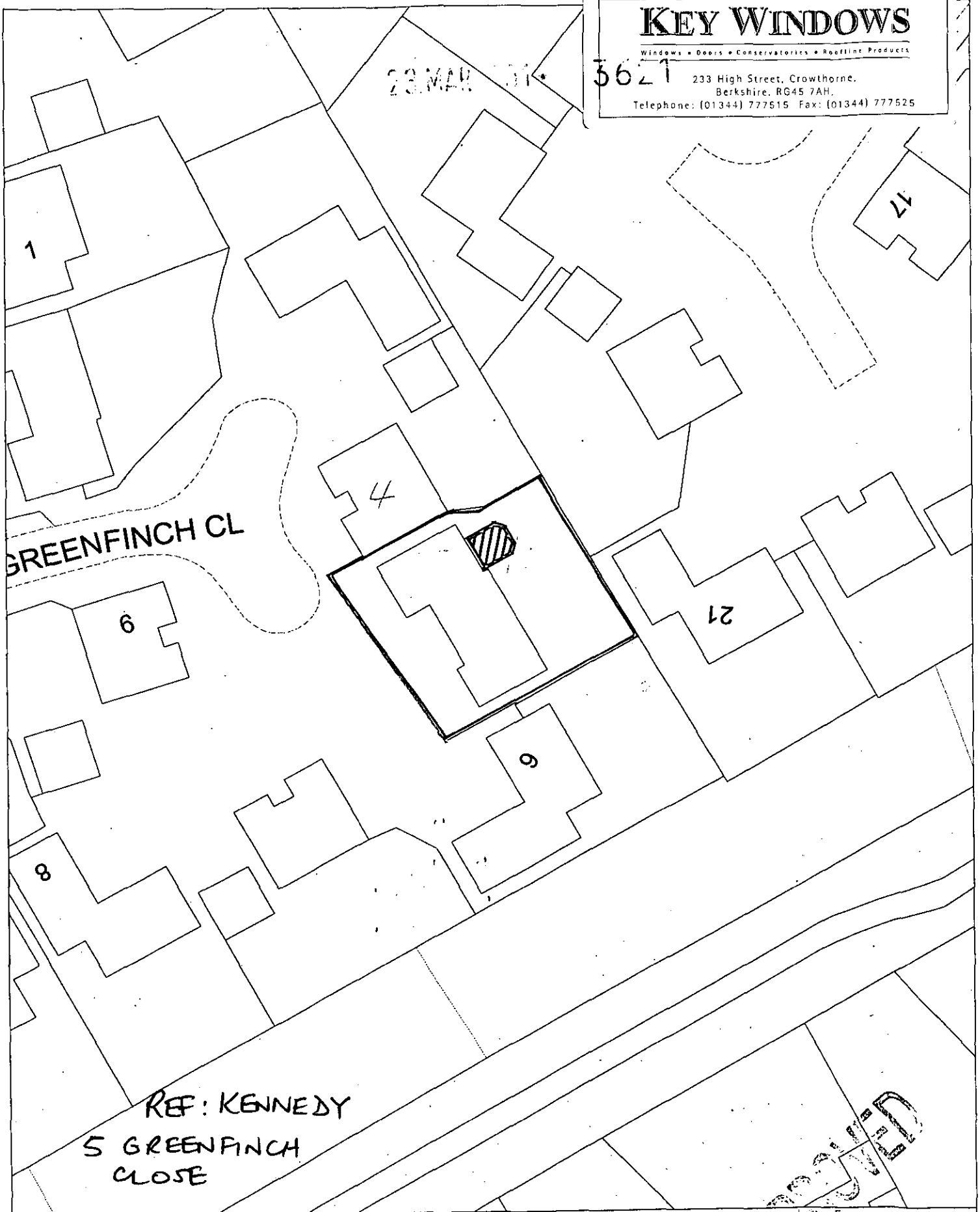
Date 16/3/01

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

KEY WINDOWS
Windows • Doors • Conservatories • Roofline Products
233 High Street, Crowthorne,
Berkshire. RG45 7AH.
Telephone: (01344) 777515 Fax: (01344) 777525

3621

23 MAR 01



Site Plan, Scale: 1 to 500

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Date: 13 March 2001

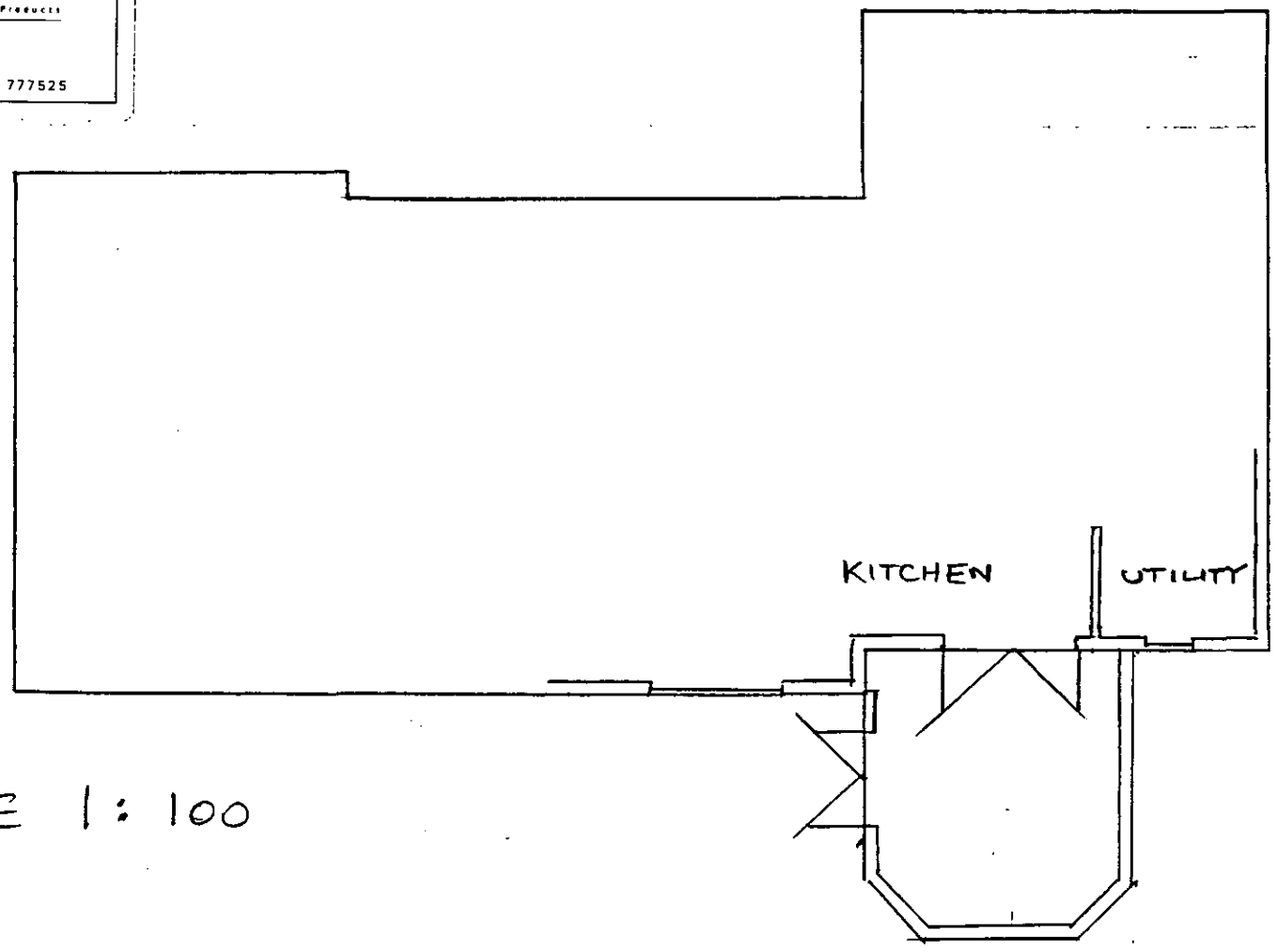
N
W E
S

0 10 20 30 40 50 60 70 80 90 100
0 2 3

KEY WINDOWS
Windows • Doors • Conservatories • Roofline Products
233 High Street, Crowthorne,
Berkshire. RG45 7AH.
Telephone: (01344) 777515 Fax: (01344) 777525

362

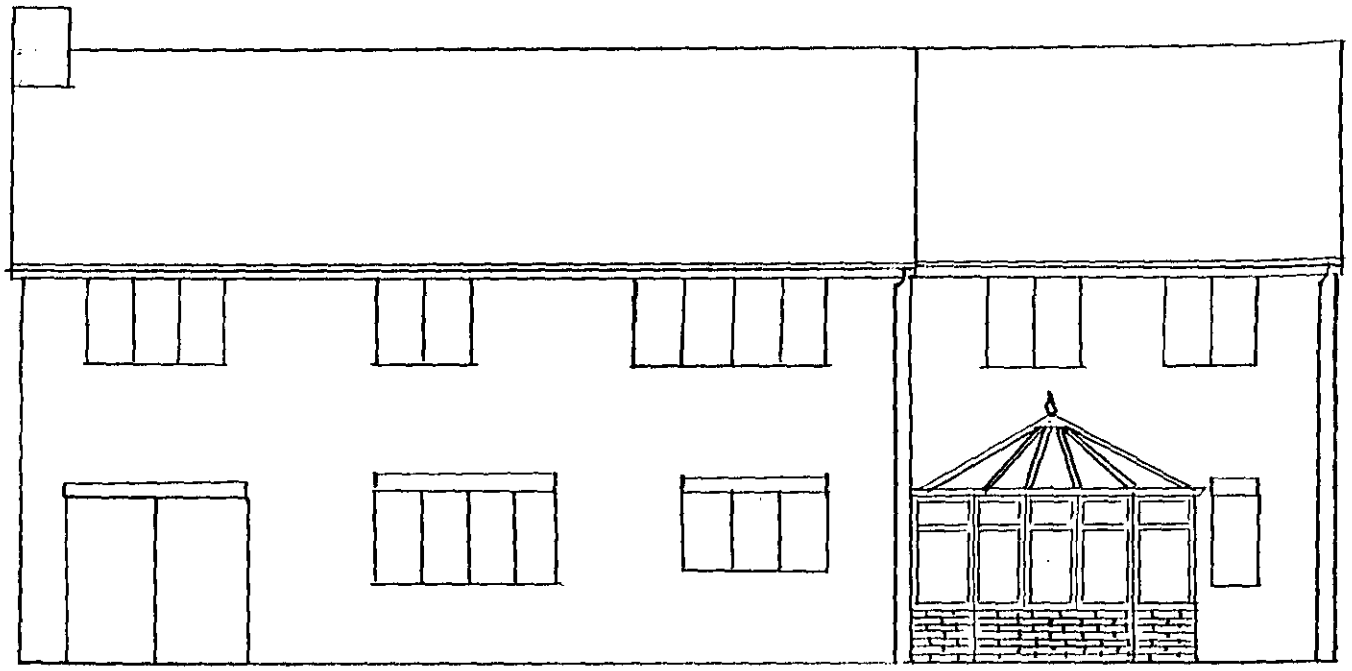
13 MAR 2011



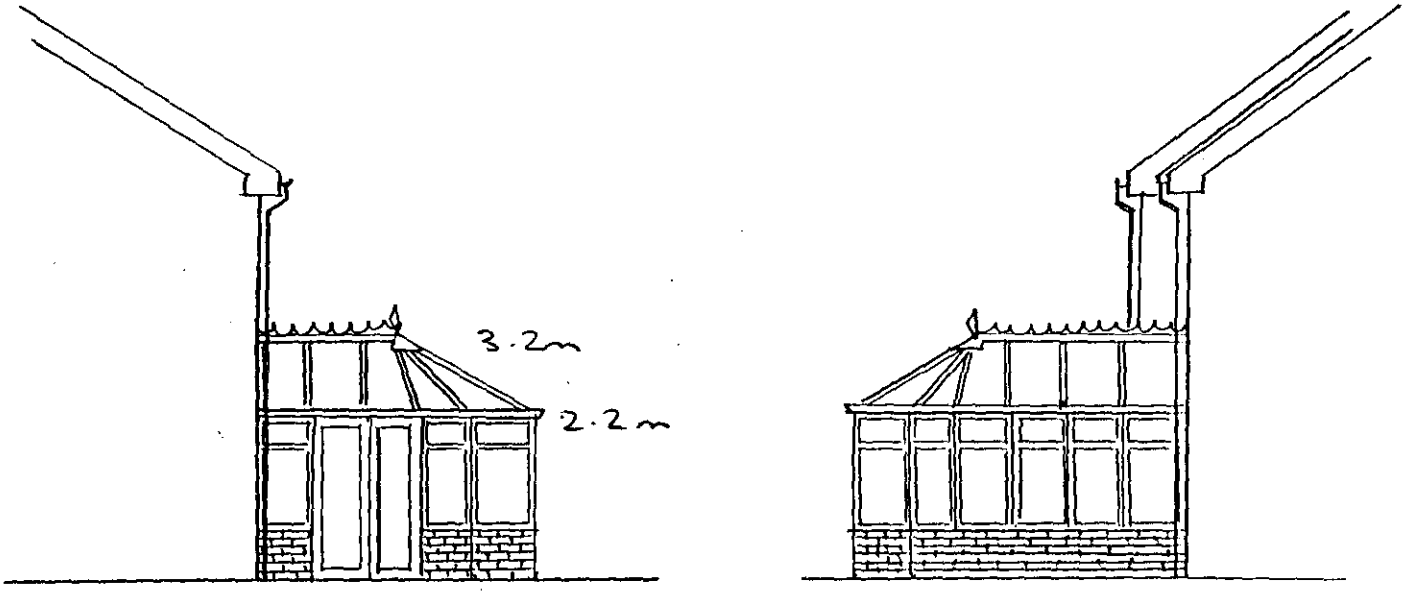
PLAN SCALE 1:100

REF: KENNEDY - 5 GREENFINCH CLOSE CROWTHORNE.

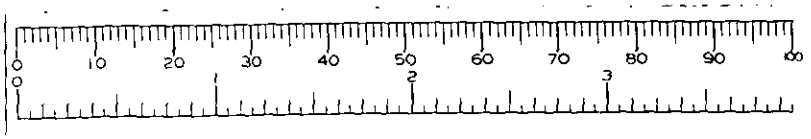
2 MAR 2001 * 3621



REAR ELEVATION



SIDE ELEVATIONS

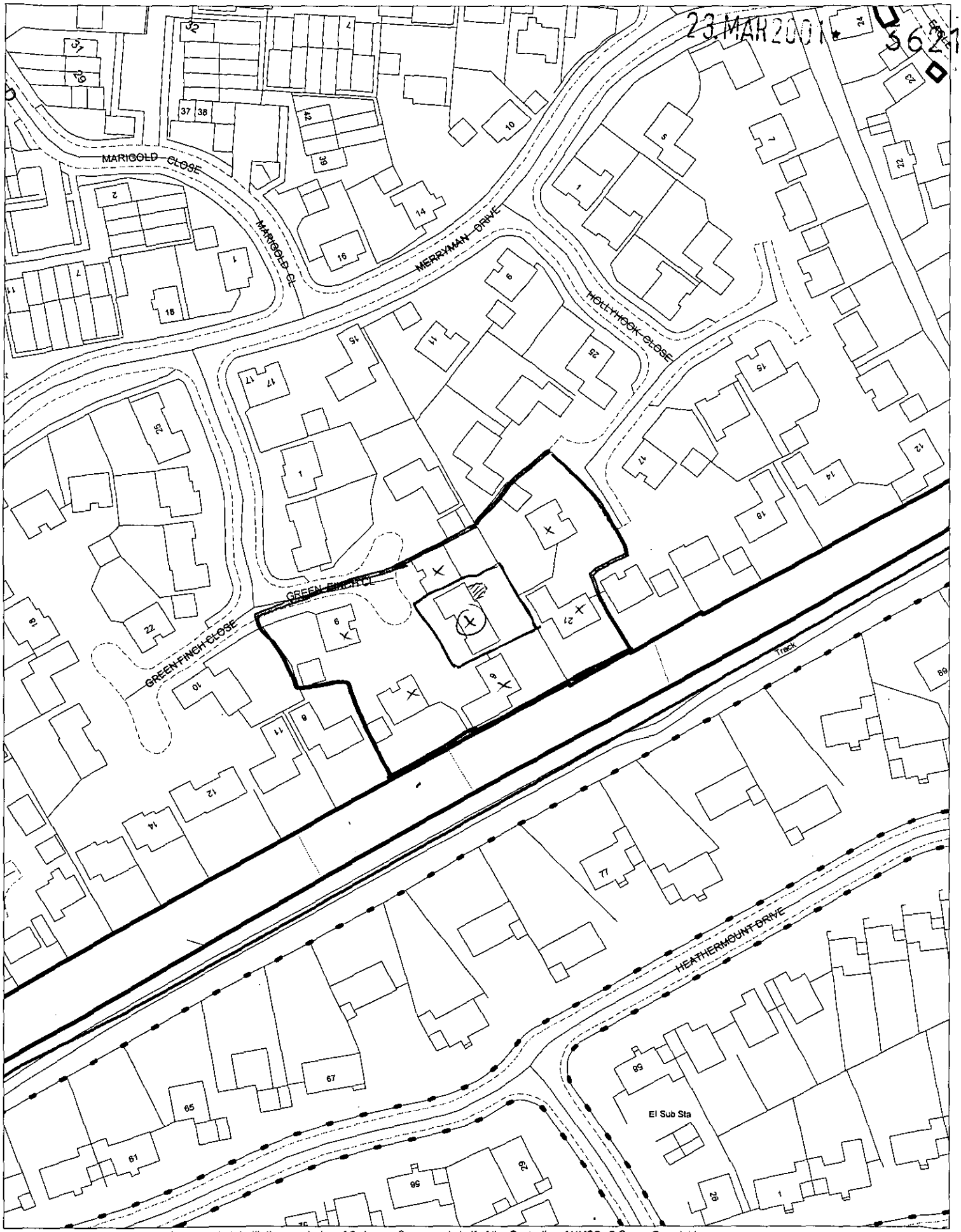


SCALE 1 : 100

REF: KENNEDY – 5 GREENFINCH CLOSE CROWTHORNE

APPROVED

KEY WINDOWS
Windows • Doors • Conservatories • Roofline Products
233 High Street, Crowthorne,
Berkshire, RG45 7AH.
Telephone: (01344) 777515 Fax: (01344) 777525



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Development Control Section, Environmental Services, Wokingham District Council.

29 March 2001

Scale: 1 : 1250

N W E S

0 10 20 30 40 50 60 70 80 90 100

0 2 3

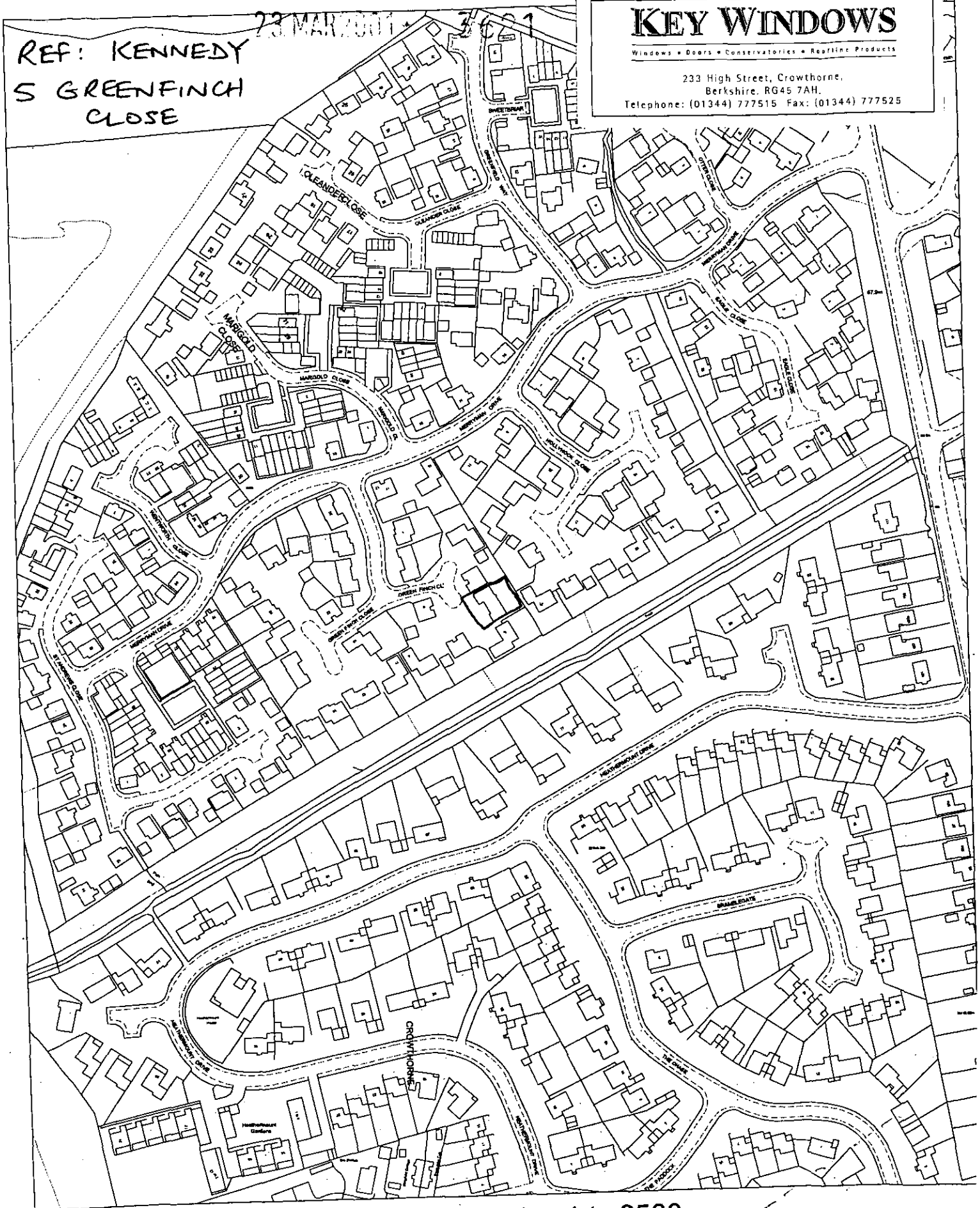
REF: KENNEDY
5 GREENFINCH CLOSE

23 MAR 2001

KEY WINDOWS

Windows • Doors • Conservatories • Replilne Products

233 High Street, Crowthorne,
Berkshire, RG45 7AH.
Telephone: (01344) 777515 Fax: (01344) 777525



Site Plan, Scale: 1 to 2500

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Date: 13 March 2001

N W E S

0 10 20 30 40 50 60 70 80 90 100
0 2 3