APPLICATION NO:
F/2000/0668

LOCATION:
10 Lea Croft, Crowthorne.

APPLICANT:
Mr & Mrs Dann C/O Scs Designs

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

EARLIEST DATE FOR DECISION: **26/03/2000**

APPLICATION EXPIRY DATE: **25/04/2000**

CASE OFFICER: **Natalie Brown**

AT

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Dann
C/O Scs Designs
63 Aldebury Road
Maidenhead
Berks
SL6 7HJ

Application Number: F/2000/0668

Parish: **WOKINGHAM WITHOUT**

Location: **10, Lea Croft, 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 external work shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

Head of Planning and Transportation
Date: 04 April 2000

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.

Received by Wokingham District Council

Application No: F/2000/0668

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

Location:
10, Lea Croft, , 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 letter for delivery of plans.

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 26/03/2000. 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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0668	AT
BUILDING CONTROL NUMBER.	FP99/9233	Brain
~~APPLICANT~~/AGENT	SCS Designs	
ADDRESS OF SITE	10. Lea Croft Cowthorne W.K. WITHOUT	
DESCRIPTION OF PROPOSED WORK	s/s rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	181/01	181/01
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK	
PERMITTED DEVELOPMENT	~~Yes~~		
APPLIC. NECESSARY-NOT RECEIVED		Yes.	4/4/00.
APPLIC.RECEIVED & APPROVED			
APPLIC.RECEIVED-NO DECISION			
APPLIC.REFUSED			
DIFFERENCES BETWEEN DC/BC DRAWINGS			None
IF YES, WHAT ARE THE DIFFERENCES?			
DATE	14/10/99.	4/4/00.	6/4/00.

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	4/4/00.	10/4/00.	
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Application Number F/2000/0668
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2.	SC53	SR12	"WORK"

RECORD OF SITE VISIT

SITE ADDRESS: 10 Lea Croft
Crowthorne.

APPLICATION NUMBER: F/2000/0668

OFFICER: ~~Natalie Brown~~

DATE OF SITE VISIT: 28/03/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on post in front garden

2. DESCRIPTION OF SURROUNDINGS wide pavements with grass verges.
Residential, 2 storey detached houses, with integral garages, low front walls enclosing good sized gardens. Quiet road off Pinewood Ave.

3. DESCRIPTION OF SITE/BUILDING 2 storey detached red brick with render (white washed) wooden : casement windows painted white, garage to side. Painted roof low brick wall to front enclosing lawn area with shrubs + tree.

4. RELATIONSHIP TO ADJOINING PROPERTIES At rear elevation :-
Refer to plan No 8, set slightly back of b/l of No. 10. and No. 12, set in line of No 10.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING — 2 bays / hardstanding for 2 cars at front (in front of garage)

LEVELS — Drop by 0.2m lower than No. 8. garden level.

BOUNDARY TREATMENT — No 8. 1.8m high fence, 0.2m higher to garden level, an extra 0.5m to house level
— No 12., 1.8m high fence along extent of boundary
— 1.8m rear boundary fence

OTHERS

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

Tel: (0118) 974 6492

Date: **02 March 2000**

My ref: F/2000/0668

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/2000/0668
10, Lea Croft, , 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 Andrew Thorley ~~**Natalie Brown**~~ on **(0118) 974 6~~492~~** 6487.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: Andrew Thorley ~~**Natalie Brown**~~ Application Number: **F/2000/0668**
10, Lea Croft, , 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 6492

Date: **02 March 2000**

My ref: F/2000/0668

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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If you have any questions please do not hesitate to contact ~~**Natalie Brown**~~ Andrew Thorley on **(0118) 974 ~~6492~~** 6487.
~~Natalie~~

Yours faithfully

Head of Planning and Transportation

LISTING FORM Andrew Thorley
Case officer: ~~**Natalie Brown**~~ Application Number: **F/2000/0668**
10, Lea Croft, , 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 6492

Date: **02 March 2000**

My ref: F/2000/0668

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/0668
10, Lea Croft, , 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.

Andrew Thorley 6487

If you have any questions please do not hesitate to contact ~~**Natalie Brown**~~ *on* **(0118) 974 ~~6492~~**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM Andrew Thorley

Case officer: ~~**Natalie Brown**~~ Application Number: **F/2000/0668**
10, Lea Croft, , 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 Lewis

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

WORK SHEET FOR : ~~Natalie Brown~~ Andrew Thorley

Application Number : F/2000/0668

Applicant : Mr & Mrs Dann C/O Scs Designs.

Location : 10, Lea Croft, , Crowthorne.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		28/03/2000

Date of Neighbour Notifications : .....✓.....

Date of Site Visit : .....28/03/2000.....

Date Registered : 29/02/2000

Earliest Date for Decision : 26/03/2000

Latest Consultation Date/Site Notice Expiry Date : 26/03/2000

Application Expiry Date: 25/04/2000

Consultation Responses :

Wokingham Parish Council : No objections

Neighbours :

Planning Issues : WDLP/SEALP Identified settlement.

1) Impact on streetscene / visual amenity

2) Impact on amenities of neighbouring properties

Application Number: F/2000/0668

Appraisal :

1) Impact on streetscene / visual amenity

The proposal is for single storey rear extension to dwelling to form a conservatory off the dining room. It will be 4.1m wide and protrude 4.0m beyond the rear elevation. It will be 2.2m to the eaves and 3.7m to the ridge. [redacted] (Rear boundary 1.8m fence). Due to its position and that the materials proposed will match existing, considered acceptable ; no detrimental impact on streetscene / visual amenity of area.

2) Impact on amenities of neighbouring properties.

No 12, to the north – no windows in flank elevation, set 3.5m away from a 1.8m high fence, due to position and distance away the occupiers of the property will not be overlooked.

No 8, to the South – approx (0.7m) higher adjacent property extended to rear (north-eastwards) by 2.1m with a single storey conservatory, set 1.8m away from a 1.8m fence on boundary. Although the proposed conservatory will project further beyond rear elevation, the occupants of this property will not be overlooked or [illegible] overshadowed.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~10 FEB 2000~~ VALID 29 FEB 2000	Map No. 156 Site: 04
Officer: NAB | Application No. F/2000/0668	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: 10 LEA CROFT

Parish: WOK W|OUT Ward: WOK W|OUT 2.3.00

Applicant: MR|MRS DANN

Fee Received 95-00 (2) 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	+ Scale? adj properties + red line	17/2	29 FEB 2000
(2)	1:500 block plan showing existing & proposed dev. + adj. Properties	adj properties	17/2	29 FEB 2000
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. _____

110.0

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 2.3.00 Parish Council Informed - (YES) NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

..... No pre-apps. .....

NEIGHBOURS:

✓ 2.3.00

S/N + 26 Lea Croft.

.....

.....

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.....

FROM: Natalie Brown

DATE: 02 March 2000

WOKINGHAM WITHOUT PARISH CONSULTATION SHEET

Application Number: F/2000/0668

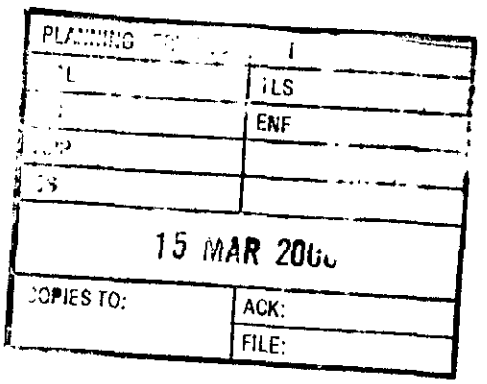
Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Site Address: 10, Lea Croft, , Crowthorne.

Applicant: Mr & Mrs Dann C/O Scs Designs.

Your observations are required in respect of this application **by 26/03/2000** .

No objections



SIGNED: _____ DATE: 14-3-2000

Clerk To Wokingham Without Parish/Town Council.



Site Plan, Scale: 1 to 1250

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29.FEB.2000* 0668

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Date: 14 February 2000

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1959/a

29 FEB 2000* 0655

HOUSEHOLDER PLANNING APPLICATION

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR+MRS M DANN
	ADDRESS	10 LEA CROFT
		CROWTHORNE
	POST CODE	RG45 6RJ Tel. No. 01344 773679
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	SCS DESIGNS
	ADDRESS	63 ALDERBURY RD
		MAIDENHEAD
		BERKS
	POST CODE	SL6 7HJ Tel. No 01628 674082
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	
		10 LEA CROFT
		CROWTHORNE RG45 6RJ
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY EXTENSION
		TO REAR OF DWELLING,

5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled. — ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — ALL TO MATCH EXISTING, SEE DRAWINGS

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following: 29.FEB.2000* 0668

(a) **6 copies of this form, signed and dated** ✓
(b) The fee (the current scale of fees is attached) ✓
If no fee is payable please say why below

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

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 (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

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.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF MR+MRS M DANN

DATE 8/2/2000

ADDRESS 10 LEA CROFT

PARISH WOK/WITHOUT

PLOT No. 79

ORD. SHEET No. SU 8464 109

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
182/60	[illegible]	54 [illegible]	7.10.60	APP. C/A
72/61	"	[illegible] DETACHED HOUSE & GARAGE	26.4.61	APP C/A
00819	P.C. PILE	PARKING OF 2 TAXIS, TAXI [illegible], CONTROL CENTRE		N/A REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - SL Smith - Conservatory - 12/10/99

DRAINAGE

091074

ADDRESS 10 LEA CROFT PARISH WOK/WITHOUT

PLOT No. 74 ORD. SHEET No. SU.8464 109

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
182/60	BRECHNSTEIN LTD	54 DWELLINGS	7.10.60	APP. C/A
72/61	"	REVISED LAYOUT DETACHED HOUSE & GARAGE	26.4.61	APP C/A
00819	P.O. PILE	PARKING OF 2 TAXIS, TAXI OFFICE, CONTROL CENTRE		N/A REF

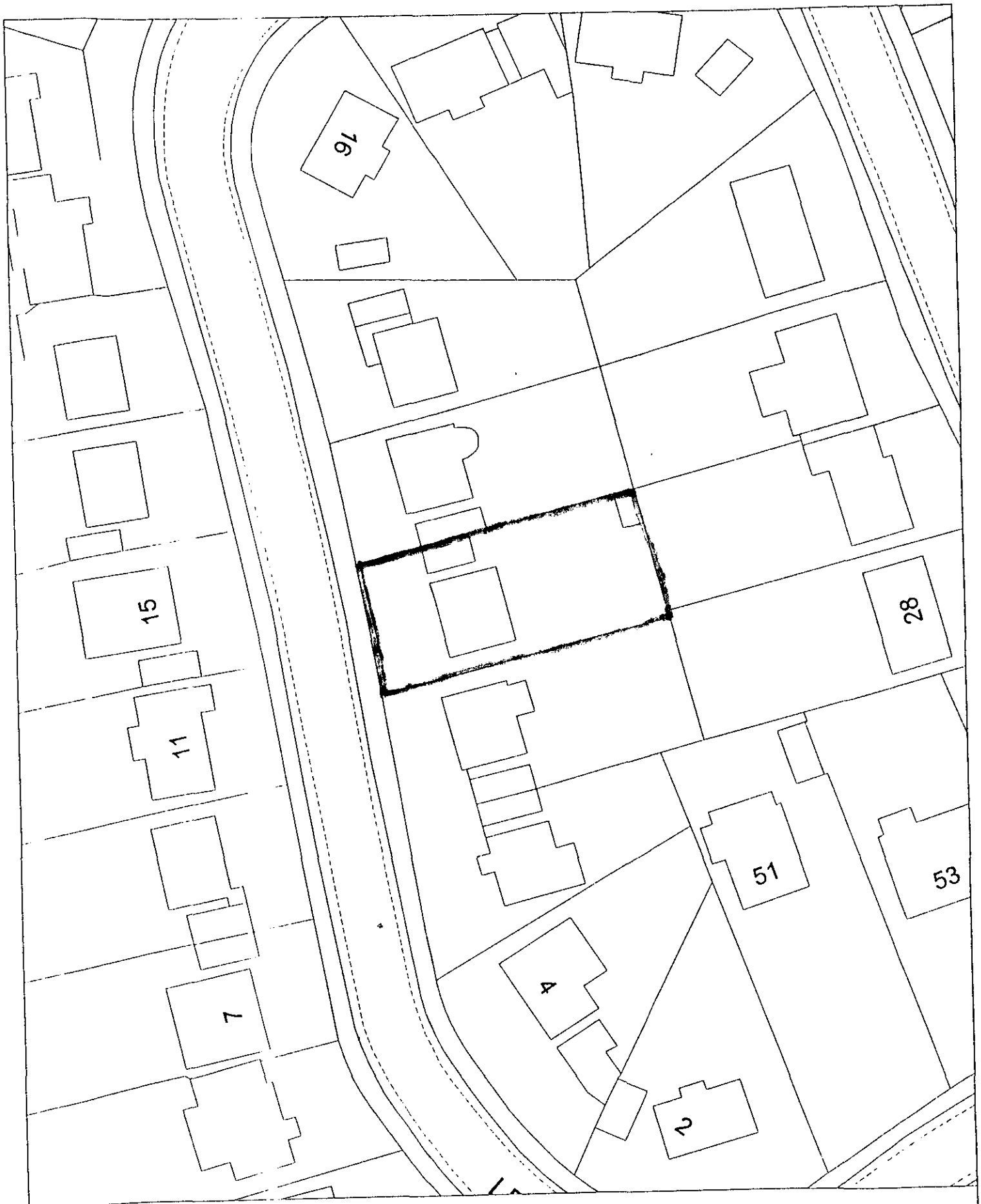
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - SL Smith - Conservatory - 12/10/99

DRAINAGE

091074



Site Plan, Scale: 1 to 500

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29.FEB.2000* 0668

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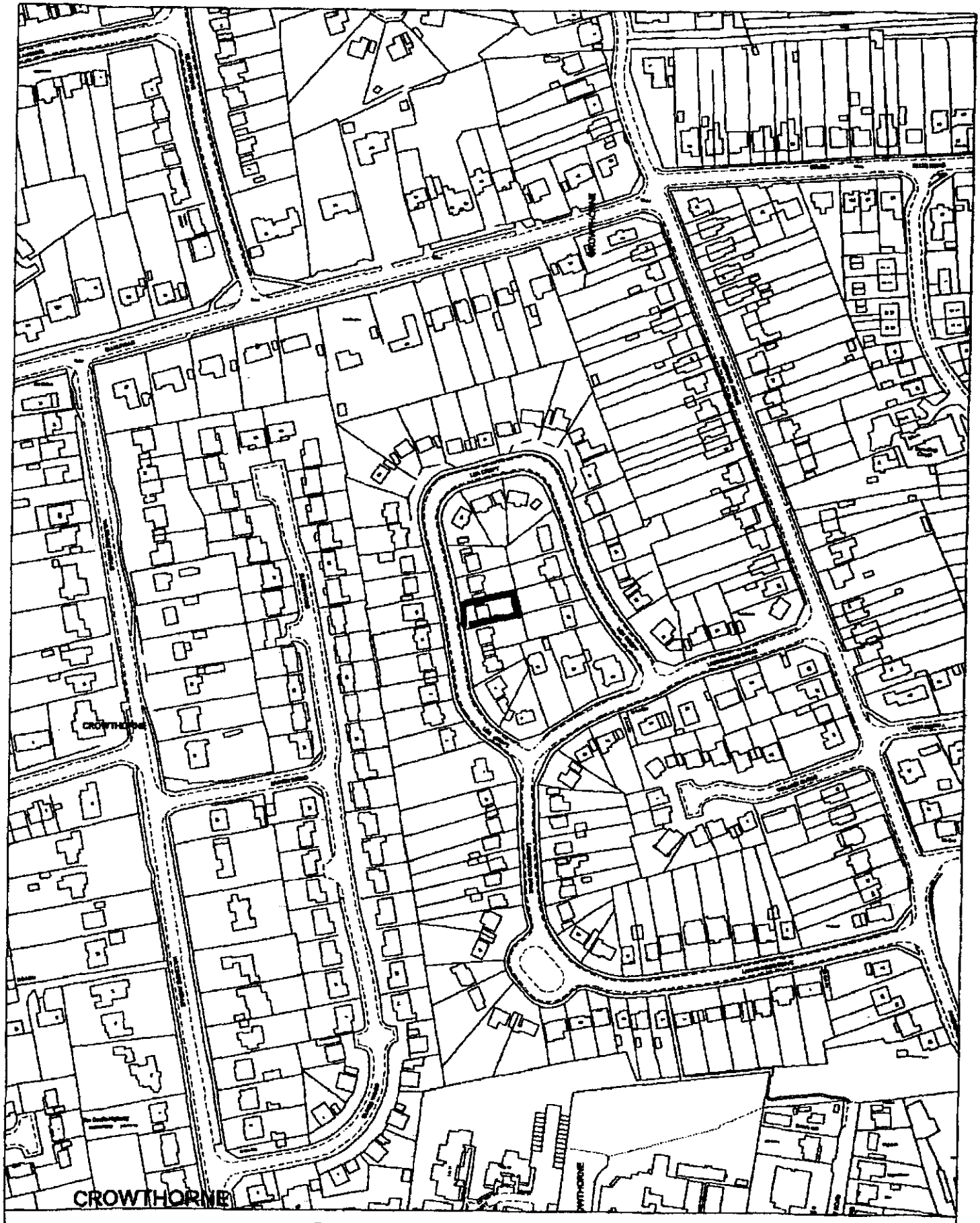
Date: 22 February 2000

N
W E
S



Site Plan, Scale: 1 to 2500

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29. FEB. 2000*

0008

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Date: 22 February 2000

