APPLICATION NO:
F/2002/6322

LOCATION:
42 Lupin Ride, Crowthorne.

APPLICANT:
Mr S Barnes C/O Peter Card Associates

PROPOSAL:
Proposed two storey rear extension to dwellin and single storey rear extension.

EARLIEST DATE FOR DECISION: **10/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
03/06/2002

CASE OFFICER: **Phillip Taylor**

271

D1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Barnes
C/O Peter Card Associates
51 The Brackens
Crowthorne
Berks
RG45 6TB

Application Number: F/2002/6322

Parish: **WOKINGHAM WITHOUT**

Location: **42, Lupin Ride, Crowthorne.**

Proposal: **Proposed two storey rear extension to dwelling and single storey rear extension.**

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.

Condition
3. The first floor bedroom window in the side elevation of the development facing 40 Lupin Ride hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above in both side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

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 LD3.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 29/05/2002

Notice checked by: _____

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

Wokingham Without Parish Council Consultation Sheet

Officer Phillip Taylor

No F 2002 6322

Proposal two storey rear extension to dwelling and single storey rear extension.

Site 42 Lupin Ride, Crowthorne.

SERVICES	HPT
PO	TLS
DC	EMF
APP	
CC	

24 APR 2002

COPIES TO	ACK:
	FILE:

Committee's Comments

no comments.

Signed :
Clerk to Wokingham Without Parish Council

23 April 2002

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6327	PT
BUILDING CONTROL NUMBER	FP 2002/3258 South	
APPLICANT/AGENT	Peter Card Associates	
ADDRESS OF SITE	42 Lupin Ride Corthorne WOK WITHOUT	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext & S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	PCa/70/01 A	PCa/70/01
ELEVATIONS	- "	- "
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	29/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	23/7/02.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/6322

Applicant : Mr S Barnes C/O Peter Card Associates.

Location : 42, Lupin Ride, , Crowthorne.
Proposal : Proposed two storey rear extension to dwelling and single storey rear extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		15/05/02

Date of Neighbour Notifications : .....

Date of Site Visit : 15th May '02

Date Registered : 08/04/2002

Earliest Date for Decision : 10/05/2002

Latest Consultation Date/Site Notice Expiry Date : 10/05/2002

This application will have expired on: 03/06/2002. 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 :

Wokingham Without Parish Council - No comment

No comments from Neighbours.

Planning Issues :

- Impact on Neighbouring Properties, Character of the area.

- Policy : BSP - CD3
  SALP - SBE1, SBE2
  WDLP - WBE1, WOS3

Application Number: F/2002/6322

Appraisal :

The application property is a medium sized detached house located on a large modern housing estate within the identified settlement.

The proposal is for a two storey and single storey rear extension to create extra space for the bedrooms and create a family room with a larger kitchen. The projection rearward is 5.40 metres with the two storey element being across the rear 5.40 metres. The single storey element would be 2.40 metres square with a monopitched roof. The roof over the two storey element would be 5.0m at the eaves and set 0.7 metres lower than the main roof. A hip would be incorporated into the roof. An obscure glazed ensuite window would be inserted into the side of the existing wall.

The adjacent neighbours are No 40 to the east and No 44 to the west. There is a very powerful hedge between the properties. This helps reduce any adverse impact of the extension on No 44 because the rear wall of the extension would be level with the rear wall of No 40. No 40 has a conservatory on the rear of the house it is not considered the single storey element would have undue impact on the amenity of the residents.

The extension would not be visible to the street and therefore no undue impact will be caused to harm the streetscene.

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

Application Number F/2002/6322
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	First floor
3.	C045	R045	Bedroom window in side elevation facing 40 Lupin Ride
4.	C044	R044	First floor or above in both side elevations facing.

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBE1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1, WO53
GREEN BELT LOCAL PLAN POLICIES:	1
BERKSHIRE STRUCTURE PLAN POLICIES:	LD3
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 29.5.02

RECORD OF SITE VISIT

SITE ADDRESS: 42 Lupin Ride Crowthorne. APPLICATION NUMBER: F/2002/6322	OFFICER: Phillip Taylor DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

44. set back with [illegible] smaller garden. - no side [illegible] 2x [illegible]
40. SS [illegible] should [illegible]

4. RELATIONSHIP TO ADJOINING PROPERTIES

[illegible] small [illegible] not [illegible]. [illegible]

5. SITE CONSTRAINTS

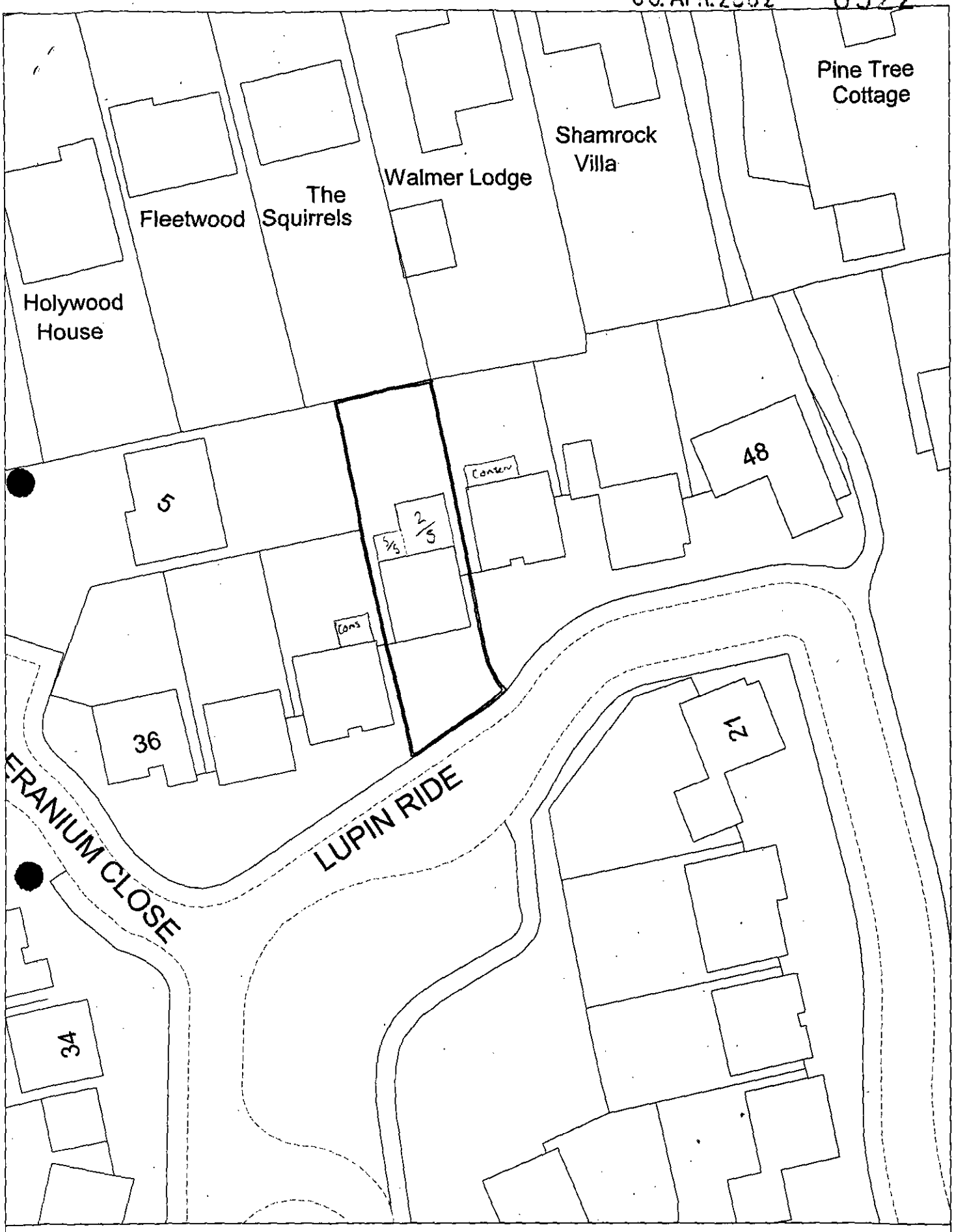
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



Site Plan, Scale: 1 to 500

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Date: 13 March 2002

Application Number : F/2002/6322	**Map No :** 100
Case Officer : PT	**Site Area :** 0.03
Valid Date : 8/04/02	**Received Date: 08/04/2002**

Level : Delegated Application

Description : Proposed two storey rear extension to dwelling and single storey rear extension.

Location : 42, Lupin Ride, , Crowthorne.

Parish : WT **Ward : WOK**

Applicant : Mr S Barnes C/O Peter Card Associates.

Fee Required: £110 **Fee Received: £110** (17)

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			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

For
Cleaning

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

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

No pre-app

NEIGHBOURS

S/N + see map

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

Tel: (0118) 974 6442

Date: 17 April 2002

My ref: F/2002/6322

WOKINGHAM UNITARY
Aiming for Excellence

Councillor P 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/2002/6322
42, Lupin Ride, , Crowthorne.
Proposed two storey rear extension to dwelling and single storey rear extension.

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 **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6322**
42, Lupin Ride, , Crowthorne.
Proposed two storey rear extension to dwelling and single storey rear extension.
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**********

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Tel: (0118) 974 6442

Date: 17 April 2002

My ref: F/2002/6322

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Aiming for Excellence

Environmental Services Department
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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

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42, Lupin Ride, , Crowthorne.
Proposed two storey rear extension to dwelling and single storey rear extension.

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Phillip Taylor** Application Number: **F/2002/6322**
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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor P Lewis

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

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

Tel: (0118) 974 6442

Date: 17 April 2002

My ref: F/2002/6322

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

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/6322**
42, Lupin Ride, , Crowthorne.
Proposed two storey rear extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Ross

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

Received by Wokingham District Council

Application No: F/2002/6322

Proposal:
Proposed two storey rear extension to dwelling and single storey rear extension.

Location:
42, Lupin Ride, , 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/2002/6322 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/05/2002. 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

17 April 2002

08.APR.2002 6322

6322

Peter Card ASSOCIATES
ARCHITECTURAL DESIGN SERVICES
51 THE BRACKENS
PINE RIDGE
CROWTHORNE
BERKSHIRE RG45 6TB
TEL/FAX 01344 777458

PLANNING SERVICES
WOKINGHAM DISTRICT COUNCIL
PO BOX 157
SHUTE END
WOKINGHAM
BERKSHIRE
RG40 1WR

03.04.2002

Dear Sir/Madam,

RE: - 42 Lupin Ride, Crowthorne, Berkshire, RG45 6UR - Householder Planning Application for Proposed Single and Two Storey Rear Extensions.

Please find enclosed for your deliberation, a Householders Planning Application comprising of the following information:-

- 6 copies of the duly completed Planning form.
- 6 copies of the detailed proposals drawings numbered PCa/70/01.
- 6 copies of a 1:2500 scale Location Plan and 1:500 scale Site Plan, with the property boundary edged in red.
- Our Client's cheque for £110.00, in payment of the required Planning Fee.

We trust the proposals are sufficiently detailed so as to be self-explanatory from the information submitted. We look forward to receiving your Application acknowledgement in the near future and ultimately, a favourable outcome for our Client. Should you require any further supportive information, please do not hesitate to contact the undersigned.

Yours faithfully,

Peter J Card MBIAT

PETER CARD ASSOCIATES

Cc Client - Mr and Mrs Barnes
PCa File

P. J. CARD
MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS
PARTNER L. A. CARD

VAT REGISTRATION NUMBER 529178911

Environmental Services

For office use only.
Application number: 08.APR.2002* 6322

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 S. BARNES 42 LUPIN RIDE CROWTHORNE BERKSHIRE RG45 6UR 01344 751344
2	Agent's Name Address and postcode Phone number	PETER CARD ASSOCIATES 51 THE BRACKENS CROWTHORNE BERKSHIRE RG45 6TB 01344 777458
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.	42 LUPIN RIDE CROWTHORNE BERKSHIRE RG45 6UR
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE AND TWO STOREY REAR EXTENSION
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.	CONCRETE ROOF TILES - PROFILE AND COLOUR TO MATCH EXISTING. RED MULTI FACING BRICKS WITH BLUE ENGINEERING SOLDIER COURSES. BROWN UPVC WINDOWS / DOORS AND RAINWATER GOODS. DARK BROWN STAINED TIMBER
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

1933

ADDRESS 42 Lupin Ride PARISH Wokingham

PLOT No. 34 ORD. SHEET No. SU 8365 10

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
37591	ALFRED M'ALPINE	O/L.	5.6.91	RE
40480	"	W/DR.		
41113	"	O/L.	3.12.93	C/A
42061	"	ALT. HOUSE & GARAGE	16.2.94	C
F/2002/6352	Mr. S. Barnes	2 SL/R Dwl + S/SL/R Dwls		

MINISTRY DECISION

SPECIAL ORDERS TPO 547/92 PD RIGHTS REMOVED - 41113

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
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: Peter Card

on behalf of MR S. BARNES

Date 03.04.02

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

08 APR 2002* 6322



Site Plan, Scale: 1 to 2500

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Date: 13 March 2002

N
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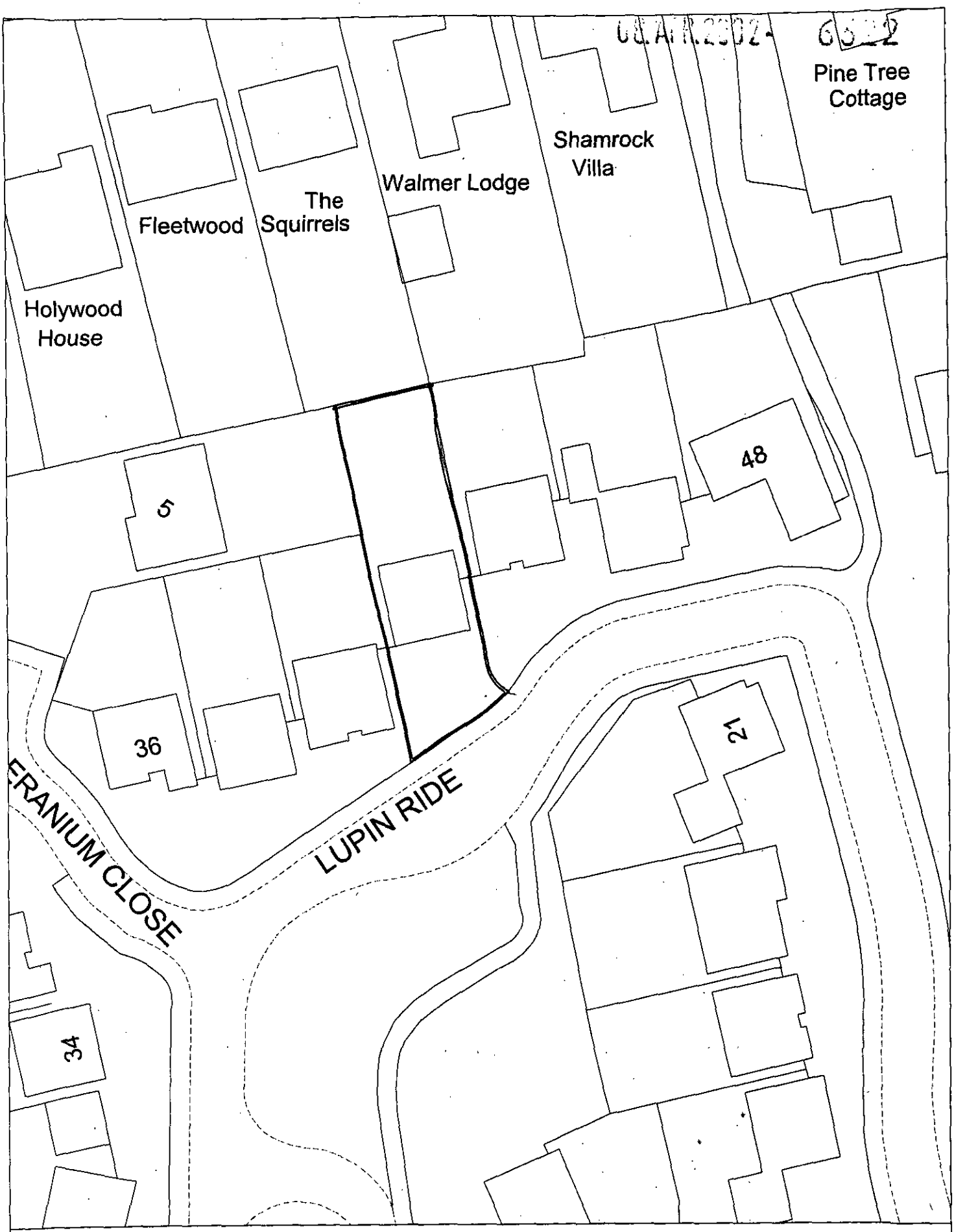

Site Plan, Scale: 1 to 500

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Date: 13 March 2002

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W E
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08.APR.2002* 6522



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Development Control Section, Environmental Services, Wokingham District Council.

12 April 2002 Scale: 1 : 1250

N
W E
S