APPLICATION NO:
F/2000/1461

LOCATION:
41 Pinewood Avenue, Crowthorne.

APPLICANT:
Mr Mrs Lovegrove C/O Mr A J Dadswell

PROPOSAL:
Proposed two storey rear extension to dwelling plus single storey rear extensions to form 2 conservatories

EARLIEST DATE FOR DECISION: **17/06/2000**

APPLICATION EXPIRY DATE: **04/07/2000**

CASE OFFICER: ***Elaine Connor***

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Lovegrove
C/O Mr A J Dadswell
Pinewoods
Soke Road
Silchester
Nr Reading
Berks
RG7 2PD

Application Number: F/2000/1461

Parish: **WOKINGHAM WITHOUT**

Location: **41, Pinewood Avenue, Crowthorne.**

Proposal: **Proposed two storey rear extension to dwelling plus single storey rear extensions to form 2 conservatories**

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.

Condition
3. The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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) no windows or similar openings shall be constructed in the first floor levels or above.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 20/07/2000

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.

1894

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT

Record of Meeting: ☐
Present:

Record of Telephone Call: ☐
Conversation with:

Date:

Time:

Place:
(if applicable)

NOTES

Copies to:

Application/File No:

Action:

FROM: Elaine Connor

DATE: 23 May 2000

WOKINGHAM WITHOUT PARISH CONSULTATION SHEET

Application Number: F/2000/1461

Proposal: Proposed two storey rear extension to dwelling plus single storey rear extensions to form 2 conservatories.

Site Address: 41, Pinewood Avenue, , Crowthorne.

Applicant: Mr Mrs Lovegrove C/O Mr A J Dadswell.

PLANNING SERVICES HPT
DC
GS
RECEIVED
COPIES TO:
W. W. P.

Your observations are required in respect of this application **by 17/06/2000** .

F/2000/
1461 Object - out of proportion in scale and character to surrounding area.

SIGNED: _____ DATE: 13/06/00

Clerk To Wokingham Without Parish/Town Council.

Received by Wokingham District Council

Application No: F/2000/1461

Proposal:
Proposed two storey rear extension to dwelling plus single storey rear extensions to form 2 conservatories

Location:
41, Pinewood Avenue, , 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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/06/2000. 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

23 May 2000

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

Tel: (0118) 974 6451

Date: **23 May 2000**

My ref: F/2000/1461

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/2000/1461
41, Pinewood Avenue, , Crowthorne.
Proposed two storey rear extension to dwelling plus single storey rear extensions to form 2 conservatories

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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1461**
41, Pinewood Avenue, , Crowthorne.
Proposed two storey rear extension to dwelling plus single storey rear extensions to form 2 conservatories

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 6451

Date: **23 May 2000**

My ref: F/2000/1461

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1461**
41, Pinewood Avenue, , Crowthorne.
Proposed two storey rear extension to dwelling plus single storey rear extensions to form 2 conservatories

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 6451

Date: **23 May 2000**

My ref: F/2000/1461

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

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41, Pinewood Avenue, , Crowthorne.
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If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1461**
41, Pinewood Avenue, , Crowthorne.
Proposed two storey rear extension to dwelling plus single storey rear extensions to form 2 conservatories

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**********

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 23 May 2000

Application Number: F/2000/1461

Proposal: Proposed two storey rear extension to dwelling plus single storey rear extensions to form 2 conservatories

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
41, Pinewood Avenue, , Crowthorne.

Applicant:
Mr Mrs Lovegrove C/O Mr A J Dadswell.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

SC: 23 (INSERT PARKING)
SR: 06:

Signed: Elaine Connor **Print name:** Steph Knowles

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1461	EV
BUILDING CONTROL NUMBER	LP 2001/2548 South	
~~APPLICANT~~/AGENT	Mr A. J. Dadswell.	
ADDRESS OF SITE	41 Pinewood Avenue Cowthorpe YOK. WITHOUT.	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext (+ S/S rear conservatories DC only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	01	01
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/7/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	9/1/02	

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 : Elaine Connor

Application Number : F/2000/1461

Applicant : Mr Mrs Lovegrove C/O Mr A J Dadswell.

Location : 41, Pinewood Avenue, , Crowthorne.
Proposal : Proposed two storey rear extension to dwelling plus single storey rear extensions to form 2 conservatories

Site Notice Displayed ? :	YES	NO	DATE
	✓		19.6.00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 09/05/2000

Earliest Date for Decision : 17/06/2000

Latest Consultation Date/Site Notice Expiry Date : 17/06/2000

Application Expiry Date: 04/07/2000

Consultation Responses :

P. COUNCIL: Object - out of proportion in scale & character to surrounding area.

HIGHWAYS: recommend cond. SC23 (SR06) 'Parking'

Planning Issues : IDENTIFIED SETTLEMENT.

- IMPACT UPON NEIGHB. PROPS.

Application Number: F/2000/1461

PROP: 2 ST- REAR EXT PLUS S.ST. R. EXT. TO FORM
Appraisal : CONSERVATORIES.

IMPACT UPON NEIGHB. PROPS

The application being considered proposes a 2 storey rear extension which will project approx 4.25m from the rear of the dwelling with a single storey rear extension beyond this to form a conservatory. The proposed development will be located approx. 1.25m from the side boundary with no. 43. The proposed 2st extension will have a hipped roof design. It is not considered that it will have an adverse negative impact upon the living conditions of the residents of no. 43.

The proposal also includes a S. St. rear extension adjacent to the boundary with no. 39. This extension will form a conservatory which will project approx. 3.8m out from the rear of the dwelling & will be built approx 0.9m in from the boundary with no. 39. It is not considered that the proposed extension will have an adverse negative impact upon the living conditions of the residents of no. 39.

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

Application Number F/2000/1461
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'work'
3	SC23	SR06	'Parking'
4	SC08	SR05	Finish floor levels

20/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 41 Pinewood Avenue
Crowthorne.

APPLICATION NUMBER: F/2000/1461

OFFICER: Elaine Connor

DATE OF SITE VISIT: 19.6.00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS
established residential area
mixture of housing types.

3. DESCRIPTION OF SITE/BUILDING
2 st. detached dwelling with long rear garden
exising lean-to extension along N. side.

4. RELATIONSHIP TO ADJOINING PROPERTIES
within 1 m of the 2 neighb dwellings
both props have been extended to the rear

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

(#) PRE-APP ATTACHED (#)

Start date:	09 MAY 2000
Officer: EC	Application No. F/2000/1461

Map No. 109 Site ...0:.06.
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING PLUS SINGLE STOREY REAR EXTENSIONS TO FORM 2 CONSERVATORIES

Location: 41 PINEWOOD AVENUE

Parish: WOK W/OUT Ward: WOK W/OUT 23.5.2000

Applicant: MR/MRS LOUEGROUE

Fee Received 95-00 (3) 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	Parking?	23.5.	
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 : 23.5.2000 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:

.....

.....

Pre-app attached .....

NEIGHBOURS:

S/N + 39, 43, 34, 36, 38 Pinewood Avenue

18, 20 Lyon Road

Environmental Services

For office use only.
Application number: 09 MAY 2000* 1461

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	MR & MRS S. LOVEGROVE
	Address and postcode	41 PINEWOOD AVENUE CROWTHORNE BERKS RG45 6FF
	Phone number	
●	Agent's Name	MR A.J. DADSWELL
	Address and postcode	'PINEWOODS' SOKE ROAD, SILCHESTER, NEAR READING, BERKS RG7 2PD
	Phone number	0118 9700479
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.	41 PINEWOOD AVENUE CROWTHORNE, BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO-STOREY REAR EXTENSION WITH GROUND FLOOR CONSERVATORIES
●		

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.	RED BRICK TO MATCH EXISTING BRICKS CONCRETE PLAIN ROOF TILES 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: 2	Proposed: 3
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: [signature]

on behalf of MR & MRS S. LOVEGROVE

Date 5-5-2000

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

ADDRESS ROYSTONE 41 PINEWOOD AVENUE

PARISH WOK/WITHOUT

PLOT No.

ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
352/49	MR. A.J. BLUNDEN	DETACHED HOUSE	13.9.49	APP. C
294/57	"	"	23.5.57	APP C
BR 6776	MR. C.E. DINNING	GARAGE	28.7.77	APP N

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

09 MAY 2000 * 1461



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Development Control Section, Environmental Services, Wokingham District Council.
17 May 2000

Scale: 1 : 1250

N
W E
S