APPLICATION NO:
F/2000/2737

LOCATION:
22 Pensford Close, Crowthorne.

APPLICANT:
Mr G Miller C/O Mr Gary Stone

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

EARLIEST DATE FOR DECISION: **08/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
01/01/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Miller
C/O Mr Gary Stone
40 Oakhill
Epsom
Surrey
KT18 7ST

Application Number: F/2000/2737

Parish: **WOKINGHAM WITHOUT**

Location: **22, Pensford Close, Crowthorne.**

Proposal: **Proposed single storey side 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.

Condition
3. The conservatory windows in the north west elevation and the south west elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

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.

Informative
1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

Informative
2. This permission relates to the application as amended with revised plan/drawing number CD-150-01a submitted to the Local Planing Authority on 15th December 2000, showing the existing garage on site and does not approve the proposals as originally submitted.

Informative
3. 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 SBE1/2 and STV1/STV6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell
Development Control Manager
Date: 29/12/2000

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.

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/2737

Applicant : Mr G Miller C/O Mr Gary Stone.

Location : 22, Pensford Close, , Crowthorne.
Proposal : Proposed single storey side extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		7/12/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 7/12/2000

Date Registered : 06/11/2000

Earliest Date for Decision : 08/12/2000

Latest Consultation Date/Site Notice Expiry Date : 08/12/2000

This application will have expired on: 01/01/2001. 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 P.C. : No Objections

Neighbours: No comments received

Planning Issues : (identified settlement)

1) Neighbours

2) Streetscene.

Application Number: F/2000/2737

Appraisal:

1) Impact on neighbouring properties

The proposal is for a single storey side extension to a 2 storey semi-detached house to form a conservatory.

The proposed extension will be 2.1 metres deep and will project from the south west elevation of the existing rear single storey flat roofed extension by 3.2 metres. It is to be constructed with a low brick plinth with white UPVC window frames above and to include an opal polycarbonate roof. It will have a hipped, pitched roof with an eaves height of 2.2 metres and a ridge height of 3 metres. The entire rear garden is bounded with a combination of a 1.6 metre, a 1.8 metre high fencing and a 4 metre high evergreen hedge.

No. 21, to the north east, 2 storey semi-detached neighbour. Extended to the rear with a single storey conservatory, which is in line with No. 22's, rear single storey extension. Due to the orientation and distance away the occupants of this property will not be affected.

No.23, to the south west, 0.4 metres lower, 2 storey detached neighbour. Adjacent detached garage positioned forward, towards road in same block as No. 22's, detached garage. House at slight angle to No. 22 positioned 3.5 metres away behind a 1.8 metre high fencing. Main windows at ground floor and at first floor face rear garden, secondary windows in flank elevation consist of a landing and a bathroom window. Therefore it is considered that due to the orientation the occupants of this property will not be overlooked or overshadowed.

Nos. 1 & 3, Elgar Avenue, to the south east, 2 storey semi-detached houses. Due to the orientation, boundary treatment and distance away the occupants of these properties will not be affected.

2) Impact on street scene /visual impact.

The pavement level is lower than the ground level of the proposed conservatory; therefore the roof and part of the north west elevation of the conservatory will be visible from the road due. The materials will match the existing house, therefore no impact upon visual amenity of the area – considered acceptable.

Recommendation : Approval: [✓] **Refusal:** [ ]
(tick appropriate box)

Application Number F/2000/2737
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Full Permission - 5 years
2.	C014	R014	External Finishes to Match
3.	C045	R045	Obscure Glazing
			The "conservatory windows" in the north west elevation and the south west elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.
			Informatives
	N06		Within Curtilage
	N02		Revised Plans
			Revised plan/drawing number CD-150-01a submitted to the LPA 15th December 2000, showing the existing garage on site.

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBE1/2 STV1/STV6
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1 WOS2/3
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	ENI
MINERALS LOCAL PLAN POLICIES:	

John Mitchell

29/12/00

RECORD OF SITE VISIT

SITE ADDRESS: 22 Pensford Close Crowthorne.

APPLICATION NUMBER: F/2000/2737

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 7/2/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes in front garden

2. DESCRIPTION OF SURROUNDINGS Residential – open plan front gardens No 23, 2 storey detached house, detached garage in line with No 22 detached garage. House facing at slight angle to No 22 also. Windows in flank elev, consist of landing, bathroom + porch

3. DESCRIPTION OF SITE/BUILDING A single storey → extension at rear. 2 storey semi-detached house, with detached single storey garage at side, ~~with~~ slightly higher than road frontage / pavement level (1 metre higher) Brown coloured brick, grey pebble dash render, green hung tiles below first floor window, brown concrete roof, white fascia bds + b/k guttering ?

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Site / Location plan on new drawing

5. SITE CONSTRAINTS

TREES — No

ACCESS/PARKING — As existing at front, garage + driveway

LEVELS — No 23, 0·4m lower, 1·8m lap fence on boundary ?

BOUNDARY TREATMENT — No 21, 1·6m boundary fence, not affected Chas a similar conservatory

OTHERS — Rear garden 4m conifer hedge.

The top of the conservatory will be visible from the road frontage.

* Proposal will only be 100mm away from boundary fence

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

Tel: 0118 974 6441

Date: **14 November 2000**

My ref: F/2000/2737

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/2000/2737
22, Pensford Close, , Crowthorne.
Proposed single storey side 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** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2737**
22, Pensford Close, , Crowthorne.
Proposed single storey side 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 6441

Date: **14 November 2000**

My ref: F/2000/2737

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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Development Control Manager

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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Helliar-Symons

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

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

Tel: 0118 974 6441

Date: **14 November 2000**

My ref: F/2000/2737

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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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2737**
22, Pensford Close, , Crowthorne.
Proposed single storey side 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**********

Received by Wokingham District Council

Application No: F/2000/2737

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

Location:
22, Pensford 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/12/2000. 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

14 November 2000

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2737
CASE OFFICER: Andrew Thorley

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

06.NOV.2000* 2737



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Development Control Section, Environmental Services, Wokingham District Council.
10 November 2000

Scale: 1 : 1250

N W E S

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	06 NOV
Officer: AT	Application No. F/2000/2737

Map No. 100 **Site** 005
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

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

Location: 22 PENSFORD CLOSE

Parish: WOKINGHAM W/OUT Ward: Wok W/Out
14.11.2000

Applicant: MR G MILLER

Fee Received 95-00 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	adj dwelling		
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 : 14.11.2020 TB 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:

NDO pre-apps.....
.....
.....

NEIGHBOURS: S/N + 9, 10, 11, 21 + 23 Penford close.....
.....
.....1+3 Elgar ave. ✓.....
.....
.....
.....
.....
.....
.....

Wokingham Without Parish Council Consultation Sheet

Officer	Andrew Thorley
No	F 2000 2737
Proposal	single storey side extension to dwelling to form conservatory.
Site	22 Pensford Close, Crowthorne

23 NOV 2000

COPIES TO: ACK: FILE:

Committee's Comments

No objections.

Signed :
Clerk to Wokingham Without Parish Council

22 November 2000

Date: 19 December 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2737

Location: 22, Pensford Close, Crowthorne.

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

Applicant: Mr G Miller C/O Mr Gary Stone.

Case Officer: Andrew Thorley

The new plans show the following: Revised plans showing the existing garage on site. Drawing no CD-150-01a Rev A.

Comments are required by 29/12/2000.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 2737 (Planaps) / (Ludhouse) Date Rec. 15/12/00

Location: 22, Rensford Close

Parish Crowthorne

Applicant: Mr. G. Miller

Description of attached plans Revised plans showing the existing garage on site.

Drawing No's: CD-150-01a Rev A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____ 1. NK (Landscape & Trees) _____ ☐
_____ 2. NK (Env. Design) _____ ☐
_____ 3. XA (Highways) _____ ☐
_____ 4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: No 23, Rensford Close

_____ Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER AT

Consultations Sent by Admin. on 19.12.B

Yellow - Part One Copy
Green - Officer's Copy

37799

TEL: 01372 740001
FAX: 01372 740001
MOB: 07974 253148

AT
CC
15
COPIES TO: ACK: FILE:

40 Oakhill
Woodcote
Epsom
Surrey
KT18 7BT

8/12/00.

Re 22 Pensford Close

Dear Mr Thorley, Please find enclosed 5 revised copies of drawing CD-150-01a showing the garage as requested

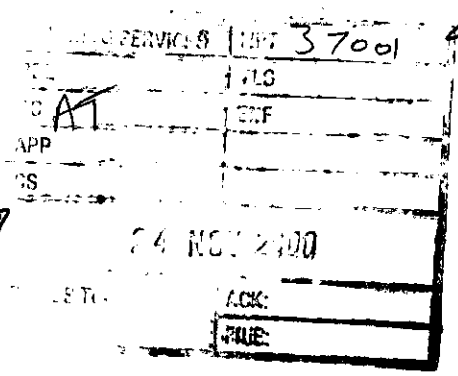
Yours sincerely

Gary Stone

Agent for Mr Miller

27377

REVISED PLAN



40 Oakhill
Epsom
Sy.

Your Ref: F/2000/2737

16/11/00

Re:- 22 Pensford Close - Crowthorne

Dear Mr Morley,

Please find enclosed revised block plan drawings as requested.

Yours Sincerely

Gary Stone

Agent for Mr Miller

06.NOV.2000* 2737

TEL: 01372 740001
FAX: 01372 740001
MOB: 07974 253148

40 Oakhill
Woodcote
Epsom
Surrey
KT18 7BT

23/10/00

Re: 22 pensford Close, Crowthorne

Dear Sir, Please find enclosed an application for Town Planning consent at the above, together with a cheque for £95 being the application fee for the same:

Yours Sincerely
Gary Stone
Agent for Mr Miller.

ADDRESS 22 PENSFORD CLOSE PARISH WOK/WITHOUT

PLOT No. 173 ORD. SHEET No. SU 8364 108

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
S/61	GENERAL HOUSING COMPANY LTD.	RESIDENTIAL DEVELOPMENT	2.2.61	APP C/A
R/180/62	" "	SEMI-DETACHED HOUSE	17.9.62	APP. C/A
PD/708/64	MR. S. SINEY	GARAGE	31.12.64	APP. N/A
BR 16031	MR. MILLER	DEM. SANITARY; S/ST. EXT	18.12.80	APP. N/A
14772.	" "	Dem Conservatory S/S to form dining room breakfast room	12. 2. 81	HA CP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

06.NOV.2000* 2737

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 G MILLER 22 PENSFORD CLOSE CROWTHORNE BERKS. 01344 773926
2	Agent's Name Address and postcode Phone number	MR GARY STONE 40 OAKHILL EPSOM SURREY KT18 7BT. 07974 253148
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.	22 PENSFORD CLOSE CROWTHORNE BERKSHIRE
4	Give brief details of the proposal for *example, two storey side extension.* About the application	ERECTION OF SIDE CONSERVATORY
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.	ROOF: OPAL POLYCARBON SHEET WALLS:- WHITE UPVC BWK TO MATCH EXTG.
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: 3	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

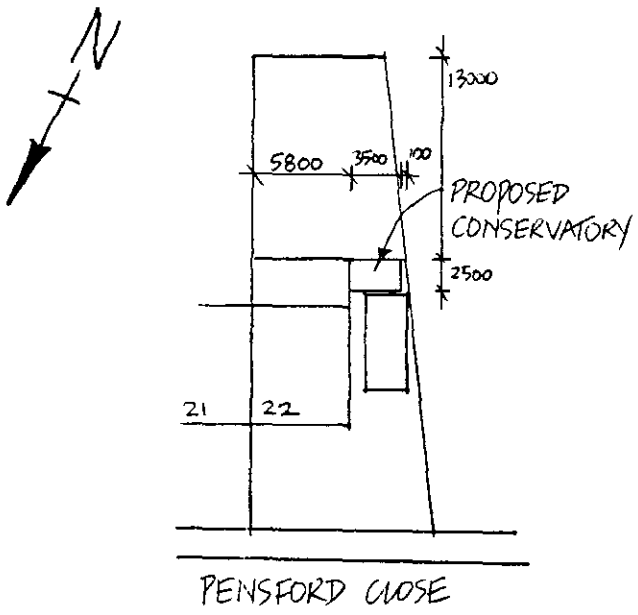
None of the land forms part of an agricultural holding.

Your signature: [signature]

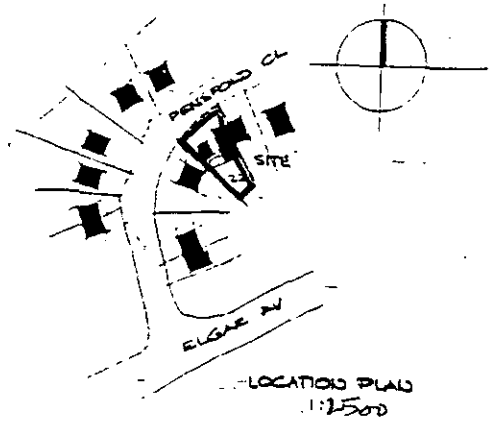
on behalf of MR MILLER

Date 20/10/00

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



BLOCK PLAN 1:500



APPROVED

PROPOSED REAR CONSERVATORY FOR
MR MILLER
22 PENSFORD CLOSE
CROWTHORNE

DWG No CD-150-02

06.NOV.2000*

2137