APPLICATION NO:
F/2002/6148

LOCATION:
1 Marigold Close, Crowthorne.

APPLICANT:
Mr/Mrs Skelton

PROPOSAL:
Proposed single storey side and rear extensions to dwelling.

EARLIEST DATE FOR DECISION: **19/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
10/05/2002

CASE OFFICER: **Louise Smith**

APPROVED

100

01.

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Skelton
1 Marigold Close
Heathlake Park
Crowthorne
Berks
RG45 6TY

Application Number: F/2002/6148

Parish: **WOKINGHAM WITHOUT**

Location: **1, Marigold Close, Crowthorne.**

Proposal: **Proposed single storey side and rear extensions to dwelling.**

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.

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 Policies LD3 and EN1.
South East Area Local Plan Policies SBE1, SBE2 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 30/04/2002

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.

Finalise

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6148	LS
BUILDING CONTROL NUMBER	FP2002/2876	South
APPLICANT/~~AGENT~~	Mr + Mrs Skelton	
ADDRESS OF SITE	1. Marigold Close Cranthorne WOK. WITHOUT	
DESCRIPTION OF PROPOSED WORK	S/S Side + rear exts	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	S/967	S/967
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	17/5/02	

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 : Louise Smith

Application Number : F/2002/6148

Applicant : Mr/Mrs Skelton .

Location : 1, Marigold Close, , Crowthorne.
Proposal : Proposed single storey side and rear extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		3/4

Date of Neighbour Notifications : .....

Date of Site Visit : 2/4

Date Registered : 15/03/2002

Earliest Date for Decision : 19/04/2002

Latest Consultation Date/Site Notice Expiry Date : 19/04/2002

This application will have expired on: 10/05/2002. 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 :

Parish Council - no comment

Planning Issues :
Identified Settlement
Impact on Neighbouring Properties
" " Street Scene.

Application Number: F/2002/6148

Appraisal:

Development

The site is a detached dwelling situated on a corner plot, within the identified settlement of Crowthorne.

The application proposes single storey side and rear extensions to the dwelling. The former would project 3.6m to the side of the dwelling and 1.5m to the rear, with a pitched roof (2.4m to the eaves and 4.8m to the highest point of the ridge). The latter would project 3.3m to the rear of the dwelling with a width of 4.5m and a pitched roof (2.4m to the eaves and 4.2m to the ridge).

1. Impact upon neighbouring properties

   No overlooking is forseen from the development. The ground floor window on the East facing elevation of the neighbour at No 18 Merryman Drive is well screened behind the 2m close boarded boundary fence and set a sufficient distance from the proposed development (10.4m).
   Similarly, no overlooking is considered from the additional front window to the side extension.

   Due to the scale and siting of the proposed developments, no adverse effects are considered in terms of overshadowing or overbearing.

2. Impact upon the character of the area

   The proposed side extension would project further forward of the original building wall of the dwelling along Merryman Drive. However, as the development is single storey and would project to a similar building level as No 18, 16, 14 and 10 (two storey dwellings) along Merryman Drive it is not considered that it would detract from the character of the street scene. Furthermore, there would still be a degree of open space maintained to the Southeast corner of the plot at the entrance to Marigold Close.

Approval: ✓ **Refusal:**

Application Number F/2002/6148
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

side extension would project forward of fence boundary

RECORD OF SITE VISIT

SITE ADDRESS: 1 Marigold Close Crowthorne.

APPLICATION NUMBER: F/2002/6148

OFFICER: Louise Smith

DATE OF SITE VISIT: 2/4.

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS
Residential cul-de-sac - terraced detached + semi detached properties, detached + integral garages. Some variety in design - red brick - grey concrete roof tile

3. DESCRIPTION OF SITE/BUILDING
end dwelling - corner plot detached garage to side of dwelling pitched roof)

4. RELATIONSHIP TO ADJOINING PROPERTIES
set further back from Merrymeads drive than No 18 + No 16.

5. SITE CONSTRAINTS

TREES

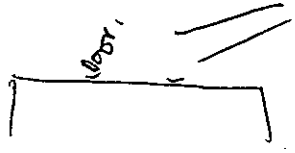
ACCESS/PARKING 4.

LEVELS Slopes down left to right c. 0.3m.

BOUNDARY TREATMENT side along Merrymeads drive 2m ds fence + tall hedges c. 4m (starts past rear building wall of house) rear 2m, other side 2m.

OTHERS HEIGHT ?

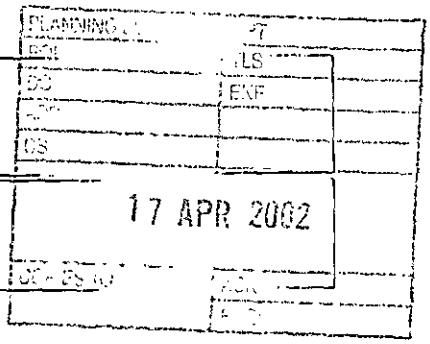
Rear extension screened from road by land levels + hedge along Merrymeads drive



2 gf windows on neigh. behind but 3/4 screened by boundary fence

Wokingham Without Parish Council Consultation Sheet

Officer	Louise Smith
No	F 2002 6148
Proposal	single storey side and rear extensions to dwelling.
Site	1 Marigold Close, Crowthorne.



Committee's Comments

no comments.

Signed : _____
Clerk to Wokingham Without Parish Council

16 April 2002

Application Number : F/2002/6148	**Map No :** 100
Case Officer : LS	**Site Area :** 0 06
Valid Date : 15.3.02.	**Received Date: 15/03/2002**

Level : Delegated Application

Description : Proposed single storey side and rear extensions to dwelling.

Location : 1, Marigold Close, , Crowthorne.

Parish : WT **Ward : WOK** 27.3.02 TS.

Applicant : Mr/Mrs Skelton .

Fee Required: £95 **Fee Received: £95** (12)

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	FULL SIDE ELEVATION TO BREAKFAST ROOM. FRONT ELEVATION TO SHOW ROOF TO REAR EXTENSION PROTRUDING.	27.3.	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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 27-3-02

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-apps.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....S/W.t. see map.....

.....

.....

Organisation_Name	Building_Name	address1	Postcode
		1MARIGOLD CLOSECROWTHORNE	RG456TY
		37MARIGOLD CLOSECROWTHORNE	RG456TY
		38MARIGOLD CLOSECROWTHORNE	RG456TY
		25GREENFINCH CLOSECROWTHORNE	RG456TZ
		18MERRYMAN DRIVECROWTHORNE	RG456TW
		17MERRYMAN DRIVECROWTHORNE	RG456TW
		39MARIGOLD CLOSECROWTHORNE	RG456TY
		16MERRYMAN DRIVECROWTHORNE	RG456TW
		15MERRYMAN DRIVECROWTHORNE	RG456TW

Neighbours Consulted 6148

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

Tel: (0118) 974 6463

Date: 27 March 2002

My ref: F/2002/6148

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

Application Number: F/2002/6148
1, Marigold Close, , Crowthorne.
Proposed single storey side and rear extensions to dwelling.

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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6148**
1, Marigold Close, , Crowthorne.
Proposed single storey side and rear extensions to dwelling.
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**********

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Tel: (0118) 974 6463

Date: 27 March 2002

My ref: F/2002/6148

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

Dear Councillor

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1, Marigold Close, , Crowthorne.
Proposed single storey side and rear extensions to dwelling.

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Development Control Manager

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and my reasons are:

_____

_____

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Signed: _____ Date: _____

Councillor P Lewis

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

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

Tel: (0118) 974 6463

Date: 27 March 2002

My ref: F/2002/6148

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/2002/6148
1, Marigold Close, , Crowthorne.
Proposed single storey side and rear extensions to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

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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 Helliar-Symons

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

Received by Wokingham District Council

Application No: F/2002/6148

Proposal:
Proposed single storey side and rear extensions to dwelling.

Location:
1, Marigold 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 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/2002/6148 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/04/2002. 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

27 March 2002

6148

Environmental Services

For office use only.
Application number:

15.MAR2002* 6148

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	Mr & Mrs Skelton 1 Marigold Close Heathlake Park Crowthorne RG45 6TY
2	Agent's Name Address and postcode Phone number	/
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 above
4	Give brief details of the proposal for example, two storey side extension.	About the application S/S rear S/S side
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.	All to match
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: 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: [signature]

on behalf of

Date 14/3/02

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

1764

ADDRESS 1 MARIGOLD CLOSE PARISH WOK/WITHOUT

PLOT No. 151 TL ORD. SHEET No. 8365 100

BUILDER

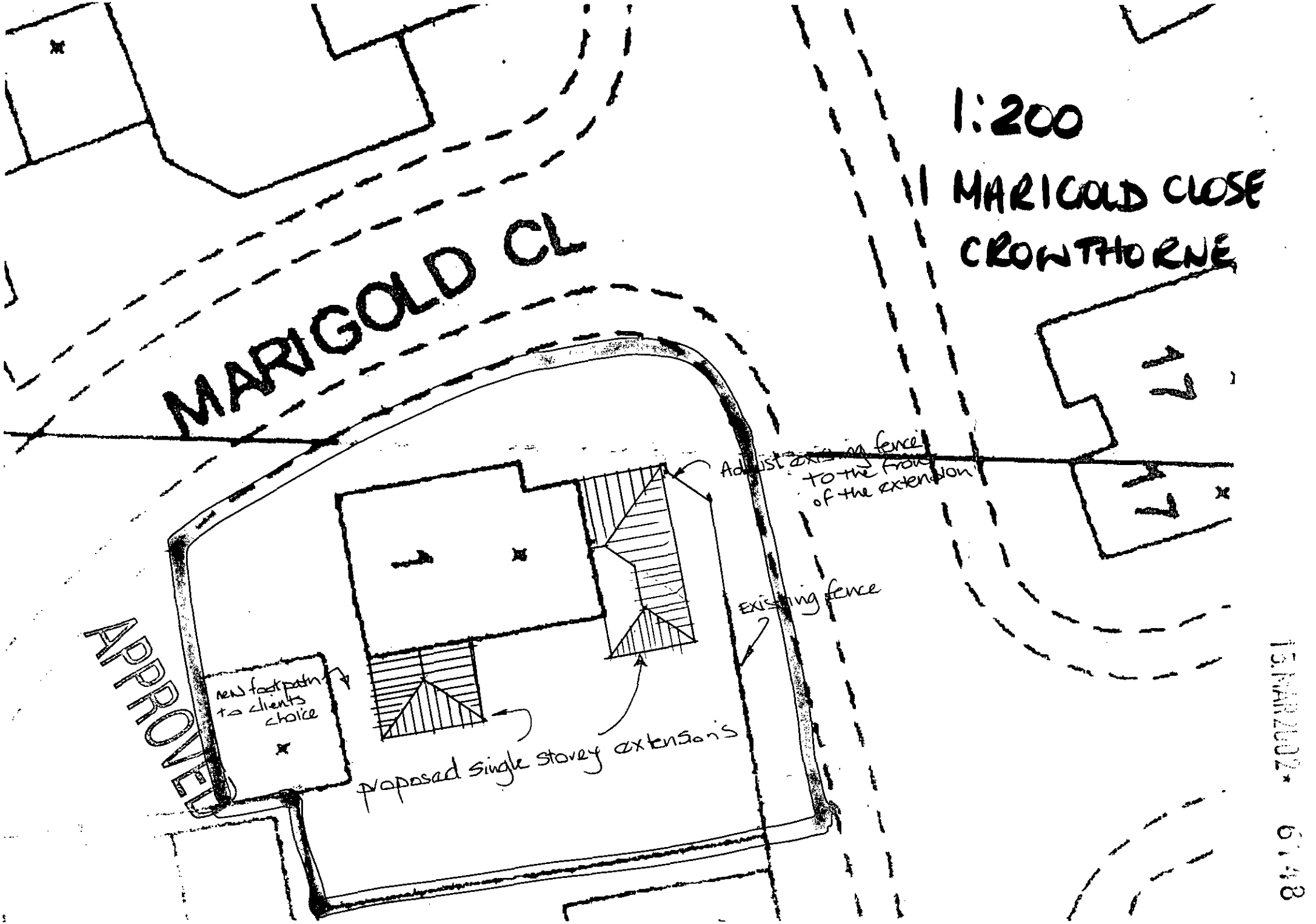
Plan No.	Applicant	Description of Development	Date of Decision	Decision
19036	LAING	O/L.	22.9.83	CIA
26350	"	REF. HOUSE & GARAGE	30.10.86	CIA
27619	"	"	16.4.87	CIA
BRA3530	"	"	10.4.87	APP

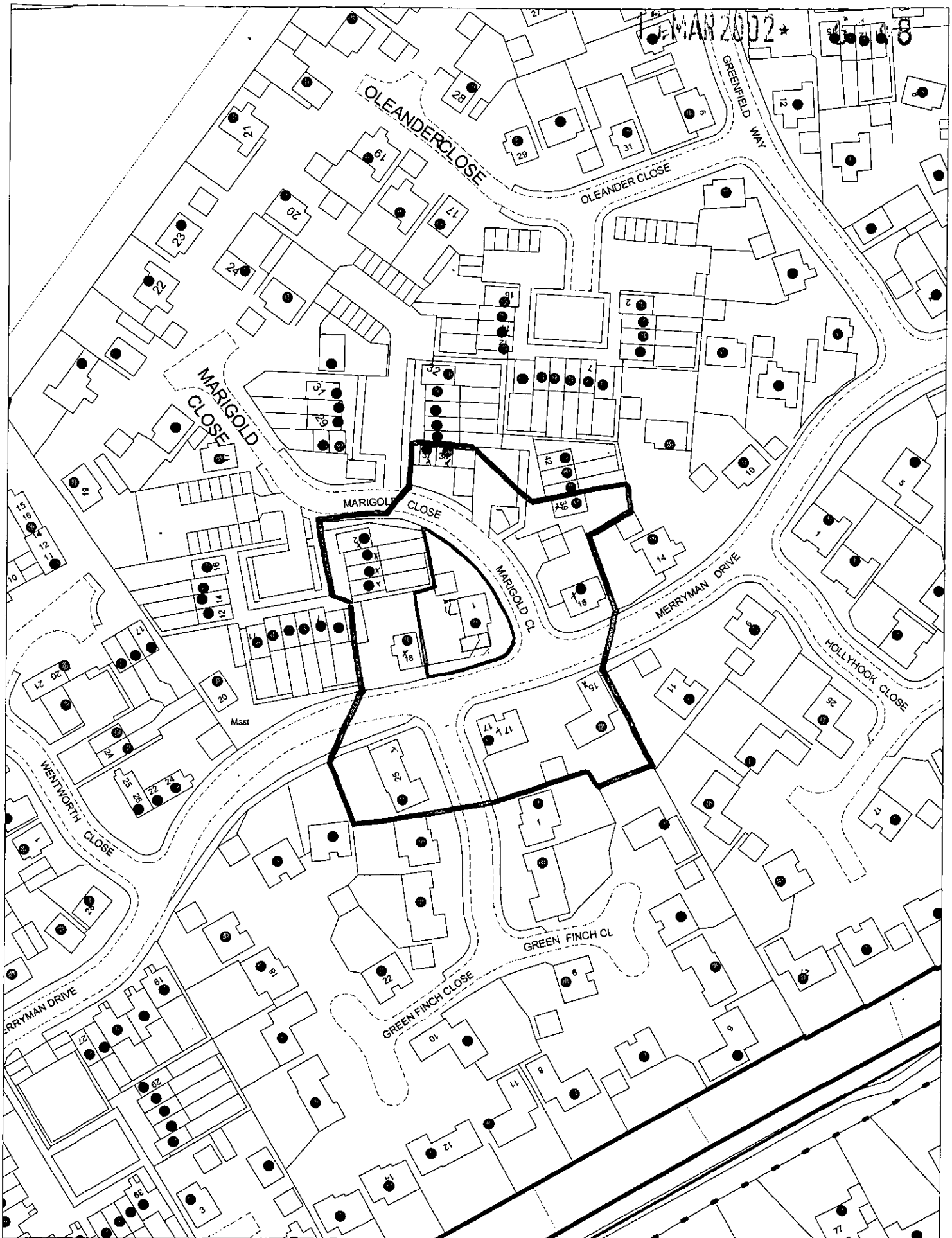
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 245/83

DRAINAGE


1:200
MARIGOLD CLOSE
CROWTHORNE
MARIGOLD CL
Adjust existing fence to the front of the extension
existing fence
new footpath to clients choice
proposed single storey extensions
APPROVED
15 MAR 2002
61.48



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Development Control Section, Environmental Services, Wokingham District Council.

22 March 2002 Scale: 1 : 1250