APPLICATION NO:
F/2002/5336

LOCATION:
2 Belmont Road, Crowthorne.

APPLICANT:
Mr P H C Burn C/O Bracknell Window Co.

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

EARLIEST DATE FOR DECISION: **25/03/2002**
29/03/02

APPLICATION WILL HAVE EXPIRED ON:
22/04/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

450

RAILEX
Marbleboard

EASIFILE EP7

D1

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A H C Burn
C/O Bracknell Window Co.
Unit 2 Pankhurst Farm
Bagshot Road
West End
Woking
Surrey GU24 9QR

Application Number: F/2002/5336

Parish: **WOKINGHAM WITHOUT**

Location: **2, Belmont Road, Crowthorne.**

Proposal: **Proposed erection of 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 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 Policy LD3.
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 17/04/2002

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.

Received by Wokingham District Council

Application No: F/2002/5336

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

Location:
2, Belmont Road, , 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/2002/5336 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 25/03/2002. Written comments submitted will become available for public inspection.

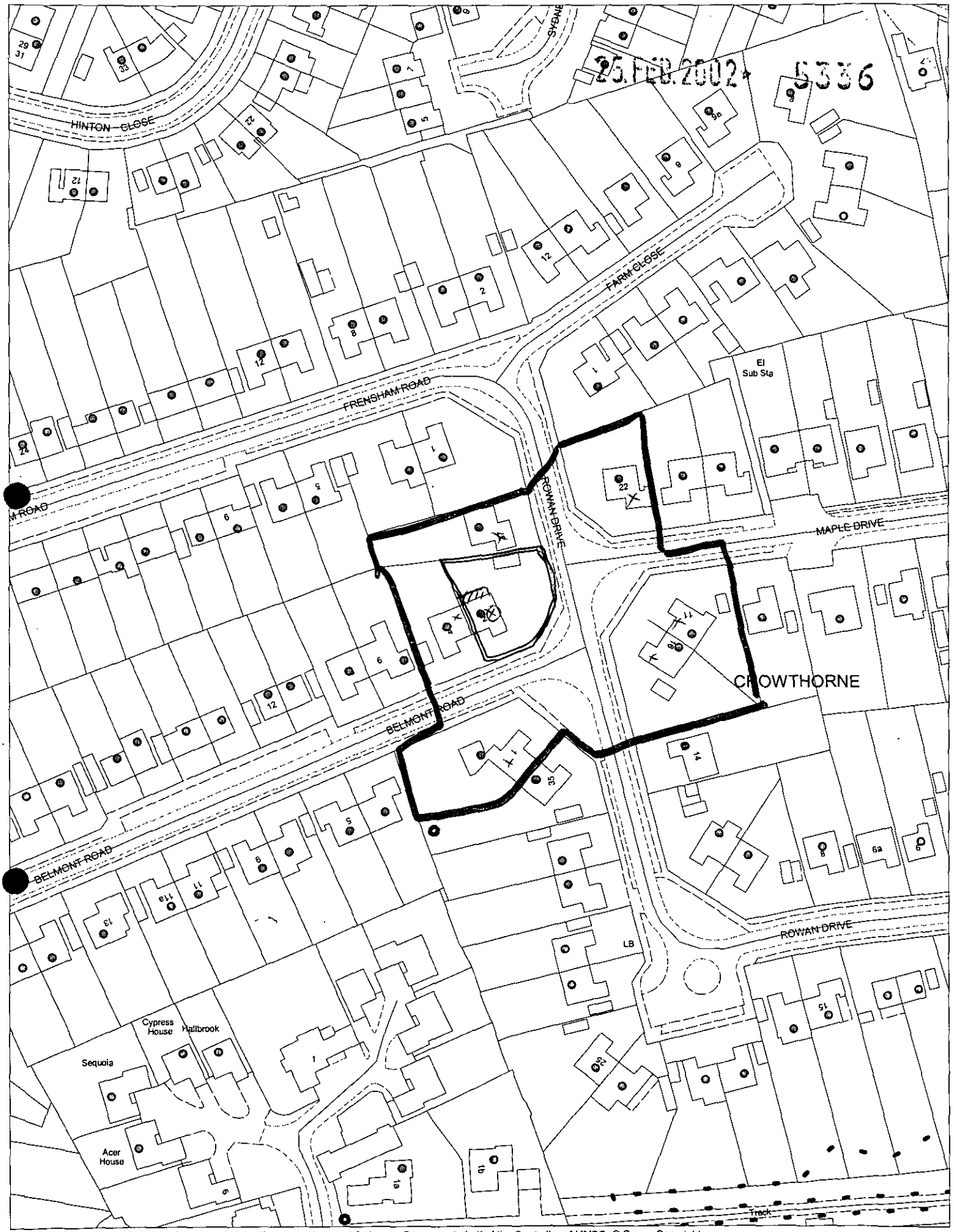
In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

01 March 2002

~~22.NOV.2001~~ 5336

25. FEB. 2002 5336



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Development Control Section, Environmental Services, Wokingham District Council.

27 November 2001

Scale: 1 : 1250

N W E S

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/5336

Applicant : Mr P H C Burn C/O Bracknell Window Co..

Location : 2, Belmont Road, , Crowthorne.
Proposal : Proposed erection of single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
/		19/03/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 25/02/2002

Earliest Date for Decision : 25/03/2002

Latest Consultation Date/Site Notice Expiry Date : 25/03/2002

This application will have expired on: 22/04/2002. 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 W.Mod Parish Council – No comment

Planning Issues :

Impact on Neighbours
Impact on Streetscene

Policy: LBE1, LBE2
WOS3, WBE1
LD7

Application Number: F/2002/5336

Appraisal :

The application property is a semi-detached chalet set to the north side of Belmont Road within the detached settlement of Crowthorne. Previous works include a loft conversion and detached single garage. ~~A conservatory already exists in the site of the proposed one, it will be demolished.~~ The garden is large and the site is a corner plot. The attached neighbour is No. 4 while No 37 Rowan Drive is set at 90° to the North. No 4 has a conservatory set in a similar position to the proposed one at No 2, it would be smaller however in terms of height and projection.

- The proposal is for a conservatory measuring 7.6m x 3.3m. It would have a double pitched roof and be hipped at each end. It would be 2.9m to the ridge. The side wall facing No 4 would be bricked to the eaves.

- The brick side wall prevents overlooking and the fact no 4 already has a conservatory of similar size mitigates the larger size and projection. It is not considered to overbear or overshadow No 4. No 37 is separated by a 1.7m fence and hedging which prevent overlooking.

- The front of the dwelling is screened by a 2.5-3 metre hedge so the conservatory would not be visible. Other conservatories exist in the immediate area so the streetscene is unlikely to be harmed.

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

Application Number F/2002/5336
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 2 Belmont Road Crowthorne. APPLICATION NUMBER: F/2002/5336	OFFICER: Phillip Taylor DATE OF SITE VISIT: 19/03/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Housing estate, Corner plot

3. DESCRIPTION OF SITE/BUILDING Chalet style. large plot
1.7m fences
Semi-detached - patio where proposed conservatory would be.

4. RELATIONSHIP TO ADJOINING PROPERTIES Attached No 4 haveca
Conservatory - already attached smaller
No 37 separated by a 1.7m close boarded fence and high hedges - no overlooking.

5. SITE CONSTRAINTS —

TREES —

ACCESS/PARKING —

LEVELS level

BOUNDARY TREATMENT 1.7m fence / high hedge (37)

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	~~22 NOV 2001~~ 25 FEB 2002
Officer: PT	Application No. F/2002/5336

Map No. 101 Site 0.06
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) Proposed erection of Single Storey Rear Extension to dwelling to form conservatory.

Location: 2 Belmont Road.

Parish: Wokingham w/out Ward: WOKINGHAM N/OUT

Applicant: Mr PHS Burn.
← banned.

Fee Received 95.00 (1) 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			phoned again 24/1
3	Forms unsigned			
4	Correct S 66 certificate			to follow.
5	Elevation plans	All elevations – also showing part of house	30/11	
6	Floor plans	– only 1 copy, no scale. Floor plan does not show pos of door.		✓
7	Metric scale disclaimer		30/11	
8	Encroachment letter	Encroachment at boundary?	30/11	✓
9	Miscellaneous			returned again 14/02/02

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 30/11/..... 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:

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

NEIGHBOURS:

..... 2 x S/N - Rowan Drive ✓
..... + Belmont Road. ✓
.....
.....
.....
.....
.....
.....
.....

25.FEB.2002 5336

Tel. (0118) 974 6429 or 6433

Date: 06 February 2002

Your Ref:

My Ref: F/2001/5336

WOKINGHAM UNITARY
Aiming for Excellence

Mr P H C Burn
2, Belmont Road
Crowthorne
Berkshire
RG456SB

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 Sir/Madam

Reference Number: 2001/5336

Site Address: 2, Belmont Road, , Crowthorne.

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

I return your application, as it is invalid and cannot be determined for the following reason(s);

6 copies of all elevations (drawn to scale) of the proposed conservatory on the existing dwelling are required.

6 copies of a scale floor plan showing doors ,windows etc and entrance from existing dwelling are required.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

25.FEB.2002* 5336

Tel. (0118) 974 6429 or 6433

Date: 06 February 2002

Your Ref:

My Ref: F/2001/5336

WOKINGHAM UNITARY
Aiming for Excellence

Mr P H C Burn
2, Belmont Road
Crowthorne
Berkshire
RG456SB

'25 FEB 2002'

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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Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

Please find enclosed revised forms and Six copies of the required drawings.

20/2/02.

25.FEB.2002 5336

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 6/2/01

TO: Bracknell Window Co.

FROM: Carol Hurst **Planning Services.** — My direct line is — 0118 9746429.

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 6

RECIPIENT FAX NUMBER: 01276 858648

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: conservatory at 2 Belmont Road Crowthorne.

NOTES:

The photos dropped off this morning are still not adequate. Proper scale drawings are required.

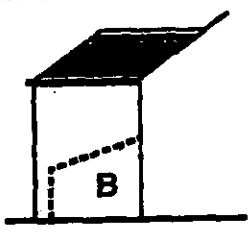
I have attached an example of what is expected to go with a planning application.

EXAMPLE PLANS

These plans are examples of the type of drawings we require.
Please note that they are **not to scale** as they have been photographically reduced.

You can purchase the site and location plans from the Environmental Services reception, or telephone through an order on 0118 974 6485.

For all applications we require existing elevations and proposed elevations. An example of a proposed elevation is shown below.



Side Elevation
A (South)



Rear Elevation
A (West)



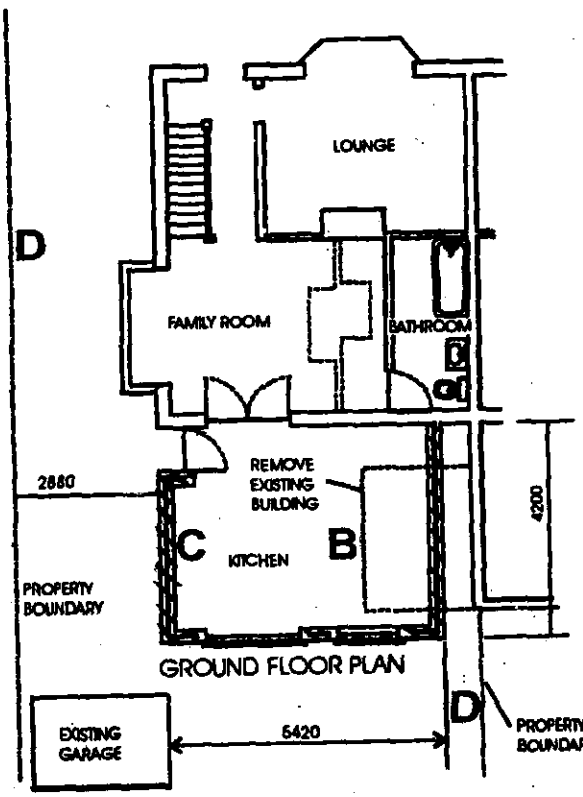
Side Elevation
A (North)

A Include all elevations of your extension (this example has three elevations as the fourth view would be the front elevation which is unaffected by the proposal)

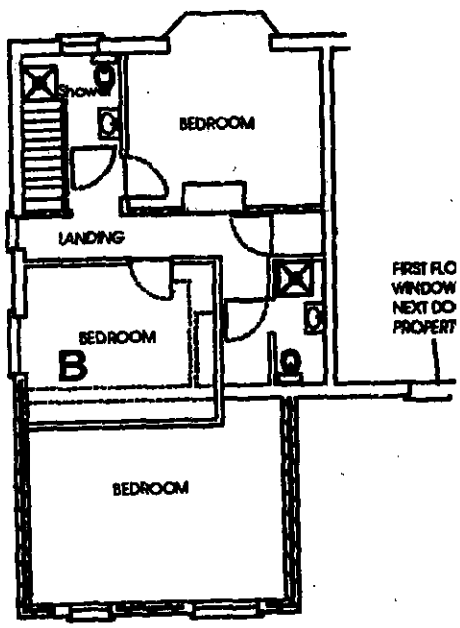
B Use dotted or broken lines to show the position of existing buildings to be demolished.

C Highlight new work using colour or hatching.

D Show the precise position of the boundary



GROUND FLOOR PLAN



FIRST FLOOR PLAN

NOTES

Each plan must be drawn to metric scale, which should be stated on the drawings. Any dimension should be in metres.

Trees to be retained or felled should be shown - see our Planning Guideline entitled "Landscape Plans for submission with Planning applications".

Ensure the position of adjacent properties is up to date and accurate.

Ensure that the location and site plan show the north point.

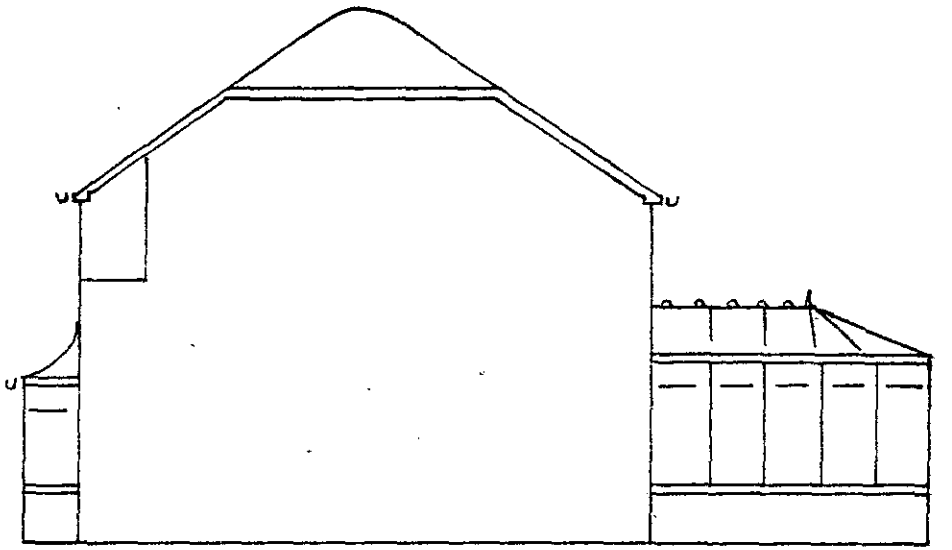
The above example does not infer that all similar proposals for extensions will necessarily be approved.

SIDE ELEVATION -

~~[illegible] CLOSE, WOODLEY, [illegible]~~

SCALE 100 : 1

EXAMPLE



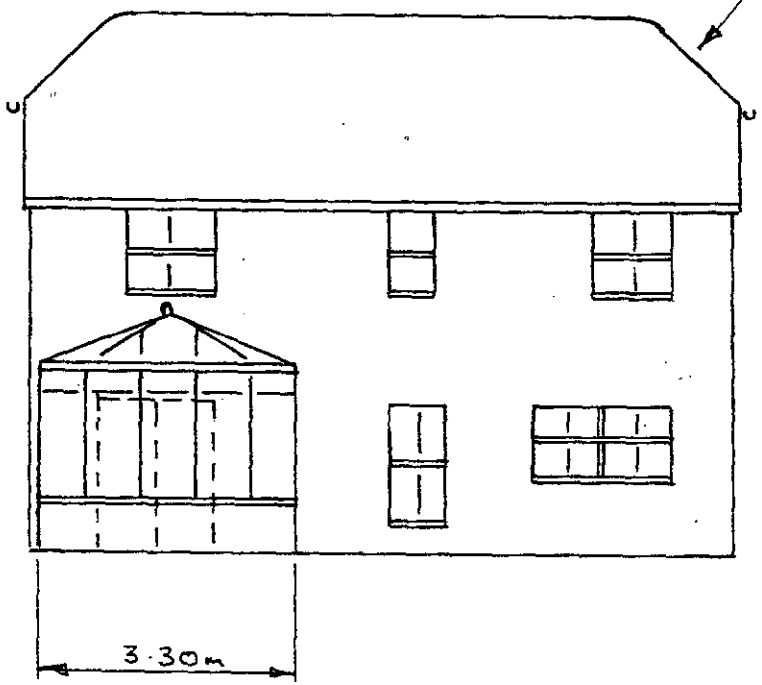
SIDE ELEVATION
(WEST FACING)

REAR & SIDE ELEVATION – [redacted]

SCALE 100 : 1

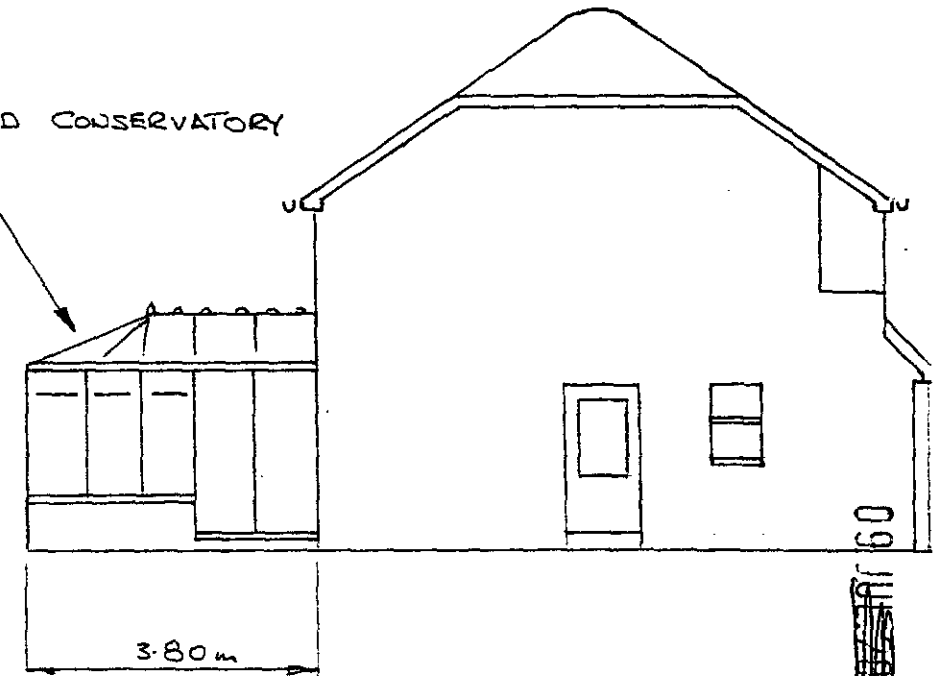
EXAMPLE

BARRATT 'RADLEIGH' STYLE HOUSE



REAR ELEVATION
(SOUTH FACING)

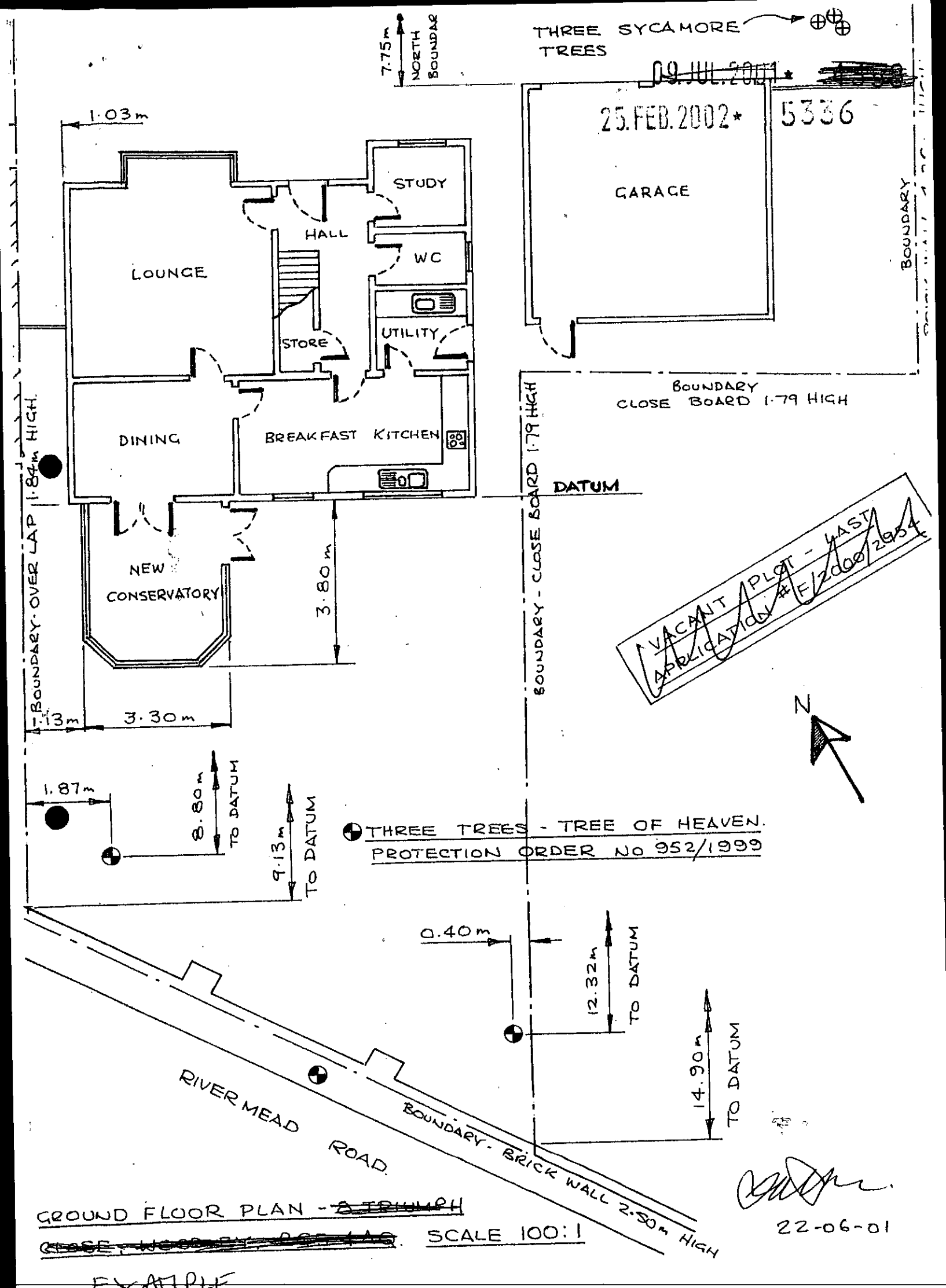
PROPOSED CONSERVATORY



SIDE ELEVATION
(EAST FACING)

N.B. WEST FACING SIDE ELEVATION IDENTICAL TO EAST FACING SIDE ELEVATION, EXCEPT THERE ARE NO DOORS, WINDOWS ETC.

22-06-01



GROUND FLOOR PLAN - ~~A TRIUMPH~~

~~EDGE HOMES PLC~~. SCALE 100:1

22-06-01

EXAMPLE

Environmental Services

For office use only.
Application number: 25.FEB.2002 5536

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	MR ATHC BURD.
	Address and postcode	2 BELMONT ROAD CROWTHORNE BERKS RG45 6SB.
	Phone number	01344 780560
2	Agent's Name	BRACKWELL WINDOW CO.
	Address and postcode	UNIT 2 PARKHURST FARM BAGSHOT ROAD WEST END WOKING. GU24 9QR
	Phone number	01276 858665.
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.	2 BELMONT ROAD CROWTHORNE
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY TO THE REAR OF PROPERTY.
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.	BRICKWORK TO MATCH EXISTING. WITH WHITE PVC FRAME + GLASS
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: TWO	Proposed: TWO
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. → PREVIOUSLY SUBMITTED		
	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: J Cullip on behalf of Mr Burd.

Date 20/02/02

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

ADDRESS 2 BELMONT ROAD PARISH WOR/WITHOUT

PLOT No. 85 ORD. SHEET No. SU.8466 109

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
127/55	MR. D.J. ROBINSON	O/APP. RES. DEV.	2.4.55	N/A O/A
1036/55	MR. A. McDONALD	"	17.3.56	N/A O/A
743/56	ELITED HOMES LTD.	LAYOUT	12.10.56	O/A
926/56	"	SEMI-DET. BUNGALOW & GARAGE	4.12.56	APP. O/A
PD/331/60	M.A. PROBERT	GARAGE	11.8.60	APP N/A
BR 21385	MR. L. FULLER	LOFT CONVERSION	19.9.83	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Wokingham Without Parish Council Consultation Sheet

Officer Phillip Taylor

No F 2002 5336

Proposal erection of single storey rear extension to dwelling to form conservatory.

Site 2, Belmont Road, Crowthorne.

PLANNING SERVICES
DC
GC
ASO
CS
12 MAR 2002
REFER TO

Committee's Comments

no comments

Signed : _____
Clerk to Wokingham Without Parish Council

12 March 2002

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

Tel: (0118) 974 6442

Date: 01 March 2002

My ref: F/2002/5336

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 Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

Dear Councillor

Application Number: F/2002/5336
2, Belmont Road, , Crowthorne.
Proposed erection of single storey rear extension to dwelling to form conservatory.

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/2002/5336**
2, Belmont Road, , Crowthorne.
Proposed erection of single storey rear extension to dwelling to form conservatory.
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 Helliar-Symons

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

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

Tel: (0118) 974 6442

Date: 01 March 2002

My ref: F/2002/5336

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 Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

Dear Councillor

Application Number: F/2002/5336
2, Belmont Road, , Crowthorne.
Proposed erection of single storey rear extension to dwelling to form conservatory.

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.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/5336**
2, Belmont Road, , Crowthorne.
Proposed erection of single storey rear extension to dwelling to form conservatory.
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 Lewis

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

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

Tel: (0118) 974 6442

Date: 01 March 2002

My ref: F/2002/5336

WOKINGHAM UNITARY
Aiming for Excellence

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
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Proposed erection of single storey rear extension to dwelling to form conservatory.

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/2002/5336**
2, Belmont Road, , Crowthorne.
Proposed erection of single storey rear extension to dwelling to form conservatory.
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 Ross

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