APPLICATION NO:
F/2001/5253

LOCATION:
Land At 8 Farm Close, Crowthorne.

APPLICANT:
Mr Blackmore C/O Mr L T Scott

PROPOSAL:
Proposed erection of detached dwelling with intergral garage.

EARLIEST DATE FOR DECISION: **13/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/01/2002

CASE OFFICER: **~~Elaine~~ Vashi** Natalie Brown

SV to 7 March Ride 8.30am 7/12

REFUSED

363

00

RAILEX
Marbleboard

EASIFILE EP7

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Blackmore
C/O Mr L T Scott
159 Ash Hill Road
Ash
Aldershot
Hants
GU12 5DW

Application Number: F/2001/5253

Parish: **WOKINGHAM WITHOUT**

Location: **Land at 8 Farm Close, Crowthorne.**

Proposal: **Proposed erection of detached dwelling with intergral garage.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. By virtue of its design, bulk and massing the proposed dwelling would be out of scale with surrounding properties, to the detriment of the character of the street scene. As such it would be contrary to policies EN1 and LD3 of the Berkshire Structure Plan, policies SBE1 and SBE2 of the South East Area Local Plan and to policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

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

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 27/12/2001

Notice checked by: C Hurst

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/2001/5253

Proposal:
Proposed erection of detached dwelling with intergral garage.

Location:
Land At 8, Farm 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/2001/5253 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/12/2001. 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

19 November 2001

I received after decision issued

5253

NAB

Wokingham Without Parish Council Consultation Sheet

Officer	Elaine Vashi
No	F 2001 5253
Proposal	erection of detached dwelling with integral garage.
Site	8 Farm Close, Crowthorne

...ICES | HPT
TLS
ENF
12 DEC 2001
COPIES TO: | ACK
FILE:

Committee's Comments

Size and style out of keeping with neighbouring properties, especially viewed from Hatch Ride.

Signed :_____
Clerk to Wokingham Without Parish Council

11 December 2001

Tel: (0118) 974 ~~6451~~ 6492

Date: 14/12/01

My ref: F/2001/5253

PLANS
PO
DC
AMT
CS

CONFIDENTIAL 18 DEC 2001

COPIES TO: | ACK. | FILE

WOKINGHAM DISTRICT COUNCIL

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 A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

Dear Councillor

Application Number: F/2001/5253
Land At 8, Farm Close, , Crowthorne.
Proposed erection of detached dwelling with intergral garage.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact ~~**Elaine Vashi**~~ Natalie Brown on **(0118) 974 ~~6451~~** 6492. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 24/12/01

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **F/2001/5253**
Land At 8, Farm Close, , Crowthorne.
Proposed erection of detached dwelling with intergral garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: 14.12.01

Councillor A Ross

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Applicationo	Name & Addres
F/2001/5253	Vaughan and Ruth H 7 Hatch Ride Crowthorne RG45 6LF
Application Refused	Letters sent 02.01.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Elaine Vashi

Application Number : F/2001/5253

Applicant : Mr Blackmore C/O Mr L T Scott.

Location : Land At 8, Farm Close, , Crowthorne.
Proposal : Proposed erection of detached dwelling with intergral garage.

Site Notice Displayed ? :

YES	NO	DATE
✓		7/12

Date of Neighbour Notifications : .....

Date of Site Visit : 7/12

Date Registered : 14/11/2001

Earliest Date for Decision : 13/12/2001

Latest Consultation Date/Site Notice Expiry Date : 13/12/2001

This application will have expired on: 09/01/2002. 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 :

Env Design: no objection subject to conds re/ construction details of drive, existing veg. protected during construction, detailed lscape plan.

Highways: no objection subject to conds.

Env Health: no objection, but recommend CO70 cond.

Planning Issues : LDd set

Application Number: F/2001/5253

Appraisal :

see attached sheet

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

Application Number F/2001/5253
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			By virtue of its design, bulk + massing, the proposed dwelling would be out of scale with surrounding properties, to the detriment of the character of the street scene.
			As such, it would be contrary to the following policies:
			RSP : ENV1, LD3
			WDLP : WOS3, WBE1
			SDALP : SBE1, SBE2

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: ——
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SBE1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES: ——
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1, LD3
MINERALS LOCAL PLAN POLICIES: ——

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

Date: 27 . 12 . 01

No 7.

Rear line of proposed approx. 6ft behind rear of garage.

On side of No 7 - 1.5m fencing with trellis alongside house
1.5m fencing alongside garage.

(set away from side boundary).

g/f garage - downstairs toilet/hall., door + window (kitchen) only window., dining - 3 aspect.
(2 sep. windows).

1st floor - dormer = bathroom.

concerned that large footprint, & physical size.

(No 5) - adj close to boundary
↓
tung.

RECORD OF SITE VISIT

SITE ADDRESS: Land At 8 Farm Close Crowthorne. APPLICATION NUMBER: F/2001/5253	OFFICER: Elaine Vashi DATE OF SITE VISIT: 9/12.

1 SITE/STATUTORY NOTICE DISPLAYED ? yes on fencing facing hatch ride & on farm close

2. DESCRIPTION OF SURROUNDINGS

Res.

Settlement

3. DESCRIPTION OF SITE/BUILDING

rear garden of 8 farm close.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Nº5 - bungalow.

Nº 7 - 1.5m fencing with trellis (approx 1.8m total).

Nºs 11-15 (teraced) 2s

1.8m fencing alongside dwelling + ~~other treatment~~ ~~[illegible]~~ (with style fencing) & at rear (cons at rear also)

→ set away from boundary x1 g/f window or door, no 1st floor windows in side gable.

5. SITE CONSTRAINTS

TREES - along boundaries

ACCESS/PARKING

LEVELS - lower than Nº7 hatch ride. 1.5m fencing set on concrete ~~pave~~ block.

BOUNDARY TREATMENT see above.

OTHERS

~~8~~ farm close - bung - velux in 1st floor rear. g/f windows + ~~greenhouse~~ + shed.

~~8 farm~~ garage on boundary with Nº 8's garage.

8 farm close. greenhouse at rear of garage shed.

→ conserv. style on side

→ no side boundary with proposed site

Application Number: F/2001/5232 – Land r/o 8 Farm Close

Appraisal:

Development
Proposed erection of 4-bedroom detached chalet bungalow with double integral garage. The main aspects would be to the front and rear of the proposed dwelling. The width of the dwelling would be 11.6m, and its length 13.6m. There would be conservatory to the rear 3.75m by 3.6m. It would be 8.4m high with a hipped roof. There would be a gable with barn hip in the front elevation, plus first floor dormer. There would be two dormer windows in the rear elevation. The access in proposed to be off of Hatch Ride.

The site is located within the identified settle of Wokingham Without and would be set between Nos. 7 and 11 Hatch Ride. No. 7 is detached and No. 11 is an end terrace. It would also be to the rear of Nos. 7 & 8 Farm close, detached bungalows.

Relevant Polices:
BSP:EN1, LD3
WDLP: WOS2, WOS3, WBE1
SEALP: STV1, SBE1, SBE2

1) Impact upon neighbouring properties

- No. 7 Hatch Ride
  Boundary treatment with No. 7 is a mix of approx 1.5m fence panels and 1.8m total (fence panel and trellis), however, the application site is lower than No. 7, and so on the side of the proposed site, the boundary treatment seems higher.
  Ground floor windows in the side elevation of No. 7 are for the garage, downstairs toilet, hall, door and window to the kitchen, and dining room (which faces 3 aspects). The only first floor window in the side elevation is a dormer window to the bathroom.
  There are proposed to be the following windows facing No. 7: WC, disabled assess door and secondary window at ground floor level and bathroom window at first floor level. It is considered that these windows would have no adverse effect in terms of overlooking upon No. 7. The first floor bathroom window could be considered to be obscurely glazed t o prevent overlooking.
  The proposed dwelling would be 2.6m from the boundary with No. 7. No. 7's garage is 1.2m and the welling 2m from the boundary, therefore being a gap of 3.8m-4.6m between the dwellings. The proposed dwelling would also be largely forward from No. 7.
  It is therefore considered that there would be no adverse effects upon NO. 7 in terms of overlooking, overshadowing, overbearing.

- No. 11 Hatch Ride
  Boundary treatment with No. 11 is 1.8m fencing along the side and rear boundary. No. 11 also has conifers along its rear boundary. There is one window (or door) in the ground floor side elevation of No. 11, but no first floor windows.
  The front of the proposed dwelling would be set behind the rear boundary of No. 11, with the front garden/drive being also the side boundary of No. 11.
  No. 11 is at an angle to the proposed dwelling and is 7-9.8m from its own side boundary. It is therefore considered that there would be no adverse effects to this property in terms of overlooking, overshadowing and overbearing.

- 7 Farm Close
  This is located directly to the rear of the site. The rear boundary line of the site forms the side boundary to No. 7. This line is parallel to the dwelling of No. 7 but not the proposed dwelling. The boundary treatment would be made up of hedging. There are ground floor windows and a velux window in the side elevation of No. 7. Two first floor dormer bedroom windows would be in the rear elevation of the proposed dwelling, however, due to the fact that there would be at least 21m between the side of No. 7 and two-storey rear building line of the proposed. The relationship is considered acceptable, and there would be no significant overlooking. It is also considered that there would be no adverse effects through being overbearing and causing overshadowing.

- 8 Farm Close
  The proposed dwelling would be built on land owned by No. 8. Currently the land is 'open', with no boundary along the proposed site boundary. This is proposed to be 1.8m panel fencing. Proposed windows facing No. 8 would be downstairs shower room and first floor en-suite. There would also be a velux window to allow light to the landing area. The first floor en-suite could be conditioned to be obscurely glazed. It is considered that there would be no effects related to overlooking.
  At its nearest point (corner of No. 8), the proposed dwelling would be 7m away. There may be some effects of overshadowing of the rear garden of No. 8, but they are choosing to site the dwelling in such a position in relation to their own dwelling.

- Dwellings on opposite side of Hatch Ride
  It is considered that there would be no adverse effects. The dwelling would face the front garden/drives of the properties opposite, and be separated by the road.

2) Landscape Issues
   The landscape department have no objection to the proposed development, and it exceeds the minimum distance stated by BS 5837 in relation to the oak

tree to the front, which is shown to be retained. They state that the existing vegetation to be retained would need to be protected, and a landscape plan submitted.

3) Impact upon the character of the area
The proposed dwelling occupies a larger footprint than the surrounding dwellings, which would make it seem of a different scale to the neighbouring dwellings.
The design is also of such that it results in a bulky dwelling.
It would also be wider than the majority of the other dwellings, taking up most of the plot width.

It is considered that when these factors are combined, it would result in a dwelling out of scale with the neighbouring properties, to the detriment of the street scene.

4) Impact upon highway safety (parking provision)
The proposed dwelling would have 4 bedrooms, thereby requiring 3 off-road parking spaces in order to comply with Council parking standards. The proposed dwelling would provide double integral garage and driveway space. Subject to the inclusion of such conditions as parking and garaging being retained, the access being surface, no gates being provided and no mud on the adjacent road during constructions, the Highways department would have no objection to the proposed development.

5) Letters of representation
A letter of objection was received from 7 Hatch Ride raising concerns that the size of development is not in keeping with surrounding properties, and would dwarf those adjacent. They also raised concerns over the fact that light would be reduced to their property, and that the property could be built closer to another boundary. These points have been addressed above, with the exception of the relocation of the dwelling. As the design, bulk and massing is unacceptable, there is no need to consider this point, as the same objection with regard to the bulk and massing would be raised no matter where the dwelling is located.

~~**Approval:**~~ **Refusal: ✓**

Tel: (0118) 974 ~~6451~~ 6492

Date: 14/12/01

My ref: F/2001/5253

CONFIDENTIAL

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/2001/5253
Land At 8, Farm Close, , Crowthorne.
Proposed erection of detached dwelling with intergral garage.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact ~~Elaine Vashi~~ Natalie Bown on **(0118) 974 ~~6451~~ 6492**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 24/12/01

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Elaine Vashi** Application Number: **F/2001/5253**
Land At 8, Farm Close, , Crowthorne.
Proposed erection of detached dwelling with intergral garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Ross

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 ~~6451~~ 6492

Date: 14/12/01

My ref: F/2001/5253

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

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2001/5253
Land At 8, Farm Close, , Crowthorne.
Proposed erection of detached dwelling with intergral garage..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact ~~Elaine Vashi~~ Natalie Brown on **(0118) 974 ~~6451~~ 6492**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

Tel: (0118) 974 6451 6492

Date: 14/12/01

My ref: F/2001/5253

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

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2001/5253
Land At 8, Farm Close, , Crowthorne.
Proposed erection of detached dwelling with intergral garage..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact ~~Elaine Vashi~~ Natalie Bowr on **(0118) 974 ~~6451~~ 6492**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~30 OCT 2001~~ 14/11/01

Officer: EC | Application No. F/2001/5253

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 DETACHED DWELLING WITH INTEGRAL DOUBLE GARAGE

LAND ADJ TO

Location: 8 FARM CLOSE

Parish: WOK W|OUT Ward: Wok W|out. 19.11.01 B.

Applicant: MR BLACKMORE

Fee (4) Received 190-00 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			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	N elevation shows round window in hall — not on floor plan.	phoned 13/11	✓ 14/11
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 : 19.11.02 *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 + See map ✓
+ include site inside blue line
Farm Close
+ Heath Ride

Natalie Brown

From: Elaine Vashi
Sent: 13 December 2001 13:26
To: Natalie Brown
Subject: FW: 8 Farm Close, Wokingham W.O. F/2001/5253

-----Original Message-----
From: John Mullaney
Sent: 13 December 2001 13:22
To: Elaine Vashi
Subject: 8 Farm Close, Wokingham W.O. F/2001/5253

8 Farm Close, Wokingham W.O. F/2001/5253

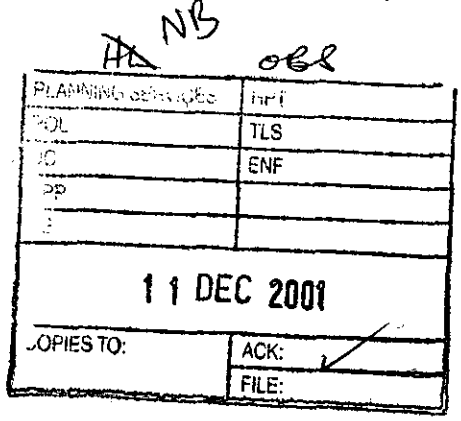
I have no environmental health objections to the proposed development but would recommend that standard planing condition C070 regarding hours of work is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

Vaughan & Ruth Ham
7, Hatch Ride, Crowthorne, Berks, RG45 6LF
Home Phone 01344 761432 Email vaughan_ham@lineone.net

December 11, 2001

Wokingham District Council
Environmental Services Dept.
Planning Services
P.O.Box 157
Shute End
Wokingham
Berks
RG40 1WR



Dear Ms Brown,

Re: Application Number F/2001/523 5243?

As the adjacent neighbour to the proposed 44 lupin Ride development I wish to make the following comments:-

1. The size of the development is not in keeping with the surrounding properties and will dwarf those adjacent. The description of a "chalet style" bungalow is not truly representative of the actual size of the dwelling.
2. The building will greatly reduce the amount of light available to my property. If the dwelling was erected 2 metres closer to the northern boundary it would reduce the impact.
3. The fence on the west side could continue in a straight line to the existing northern perimeter fence, facilitating the same amount of access, as shown on the proposed plans, to that side of the development.

Yours sincerely,

Vaughan & Ruth Ham
7, Hatch Ride, Crowthorne, Berks, RG45 6LF
Home Phone 01344 761432 Email vaughan_ham@lineone.net

Vaughan Ham

Natalie Brown

From: Vaughan Ham [vaughan_ham@lineone.net]
Sent: 11 December 2001 09:25
To: natalie.brown@wokingham.gov.uk
Subject: planning application F/2001/5253



planning objection letter.doc

Dear Ms Brown,

Further to our meeting of 7/12/01 please find attached my letter of comments.

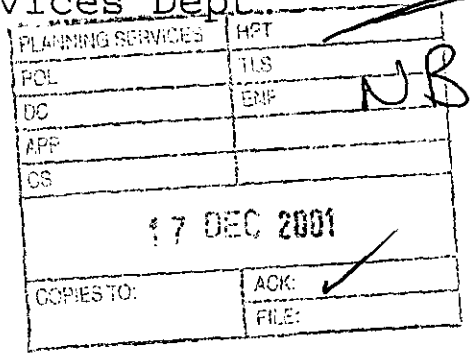
Regards

Vaughan Ham

Vaughan & Ruth Ham
7, Hatch Ride, Crowthorne, Berks, RG45 6LF
Home Phone 01344 761432 Email vaughan_ham@lineone.net

December 17 2

Wokingham District Council
Environmental Services Dept.
Planning Services
P.O.Box 157
Shute End
Wokingham
Berks
RG40 1WR



Dear Ms Brown,

Re: Application Number F/2001/5253

As the adjacent neighbour to the proposed development I wish to make the following comments:-

1. The size of the development is not in keeping with the surrounding properties and will dwarf those adjacent. The description of a "chalet style" bungalow is not truly representative of the actual size of the dwelling.
2. The building will greatly reduce the amount of light available to my property. If the dwelling was erected 2 metres closer to the northern boundary it would reduce the impact.
3. The fence on the west side could continue in a straight line to the existing northern perimeter fence, facilitating the same amount of access, as shown on the proposed plans, to that side of the development.

Yours sincerely,

Vaughan Ham

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 19 November 2001

Application Number: F/2001/5253

Proposal: Proposed erection of detached dwelling with intergral garage.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
Land At 8, Farm Close, , Crowthorne.

Applicant:
Mr Blackmore C/O Mr L T Scott.

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).

1/ C049, R049.

2/ C122, R122.

3/ Notwithstanding the plans submitted; C128, R128.

4/ C130, R130.

5/ C139 (INSERT: 5 metres), R139.

6/. C140 (INSERT: 7 metres).

Signed: _____ **Print name:** AC 22/11/01

TO: **DEVELOPMENT CONTROL**
Elaine Vashi

FROM: Environmental Design

DATE: 21 November 2001

Location:	Land at 8 Farm Close, Crowthorne, Wokingham Without
Proposal:	Proposed erection of detached dwelling with integral garage.
Application Number:	F/2001/5253

In response to your consultation dated 19 November 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals. The oak at the front of the property is shown to be retained and is outside the minimum distances as stated in BS 5837, Trees in relation to construction, that development should be from the tree.

The applicant will need to provide construction details of the block drive and proposed low wall at the front of the site in relation to the tree as foundations for both may damage the tree roots.

The existing vegetation to be retained within the site will need to be protected during the construction period in accordance with BS 5837. The applicant will need to submit a plan showing the location of the protective fencing.

The applicant will also need to submit a detailed landscape plan showing all proposed planting at the front of the site including the location of plants, size of plant at time of planting and planting densities, in the interests of amenity.

Catherine Brimble

Catherine Brimble
Landscape Architect

01276 691576

14.NOV.2001 * 5253

LPD Services

159 Ash Hill Road, Ash, Aldershot, Hants. GU12 5DW
Tel: 01252 324941 Mobile: 07990 950 989 E-mail scott.lpd@freezone.co.uk

14 NOV 2001

Planning Department,
Wokingham District Council.

Fax 0118 974 6484

Our ref: LPD1677

14th November 2001

Attn: Mrs Hurst,

Many thanks for your phone call of yesterday, please find modified plan including side window.

Best regards

L T Scott
LPD Services

32250000500

ADDRESS 8 FARM CLOSE

PARISH WOKING/WITHOUT

PLOT No. 67

ORD. SHEET No. SU 8464 10

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
127/55	MR. D. ROBINSON	O/APP. RES. DEV.	27.4.55	N/A C/A
1036/55	MR. A. Mc DONALD	" " LAYOUT	17.3.56	N/A C/A
743/56	MESSRS. LITTLE HOMES	" "	12.10.56	C/A
39/57	" "	SEMI-DET HOUSE & GARAGE	20.2.57	APP. APP.
172/58	" "	DET BUNGALOW & GARAGE	19.9.58	APP. C/A
BR 9687	MR. O. BLACKMORE	LEAN-TO CONSERVATORY	25.10.78	APP. n/a

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

14.NOV.2001* 5253

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
MRS L. BLACKMORE	8 FARM CLOSE CROWTHORNE BERKS RG45 6SE	27 OCT 2001

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . MR. P. BLACKMORE . . . . . .

Date . . . . . 27-10-01 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1509/ab

PLANNING APPLICATION PART 1

14.NOV.2001 * 52253

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MR P BLACKMORE.
	ADDRESS	62 READING ROAD.
		FINCHAMPSTEAD, BERKS.
	POST CODE	RG40 4RA Tel No.01189734615
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	MR L.T. SCOTT
	ADDRESS	159 ASH HILL ROAD.
		ASH, ALDERSHOT, HANTS.
	POST CODE	GU12 5DW Tel No.01252 324941
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	8 FARM CLOSE
		CROWTHORNE, BERKS
		RG45 6SE
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.65
5. Give brief details of the proposal	ABOUT THE APPLICATION	ERECTION OF 4 BEDROOM
		CHALET BUNGALOW WITH
		DOUBLE GARAGE
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	PROSPECTIVE PURCHASER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

DOMESTIC

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

BRICKS - KASANDRA - TERCA (MULTI RED)
ROOF TILES - REDLAND ROSEMARY (RED)
HUNG TILES - REDLAND DOWNLAND MANOR HOUSE MIX
WINDOW FRAMES - WHITE UPVC

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

~~YES~~ / NO

SOAKAWAYS

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	1
	5 or more	
	TOTAL	1
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	1

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £190-00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF MR P BLACKMORE DATE 27 OCT 2001

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.



Site Plan, Scale: 1 to 2500

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Date: 9 November 2000

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Development Control Section, Environmental Services, Wokingham District Council.
8 November 2001 Scale: 1 : 1250

N
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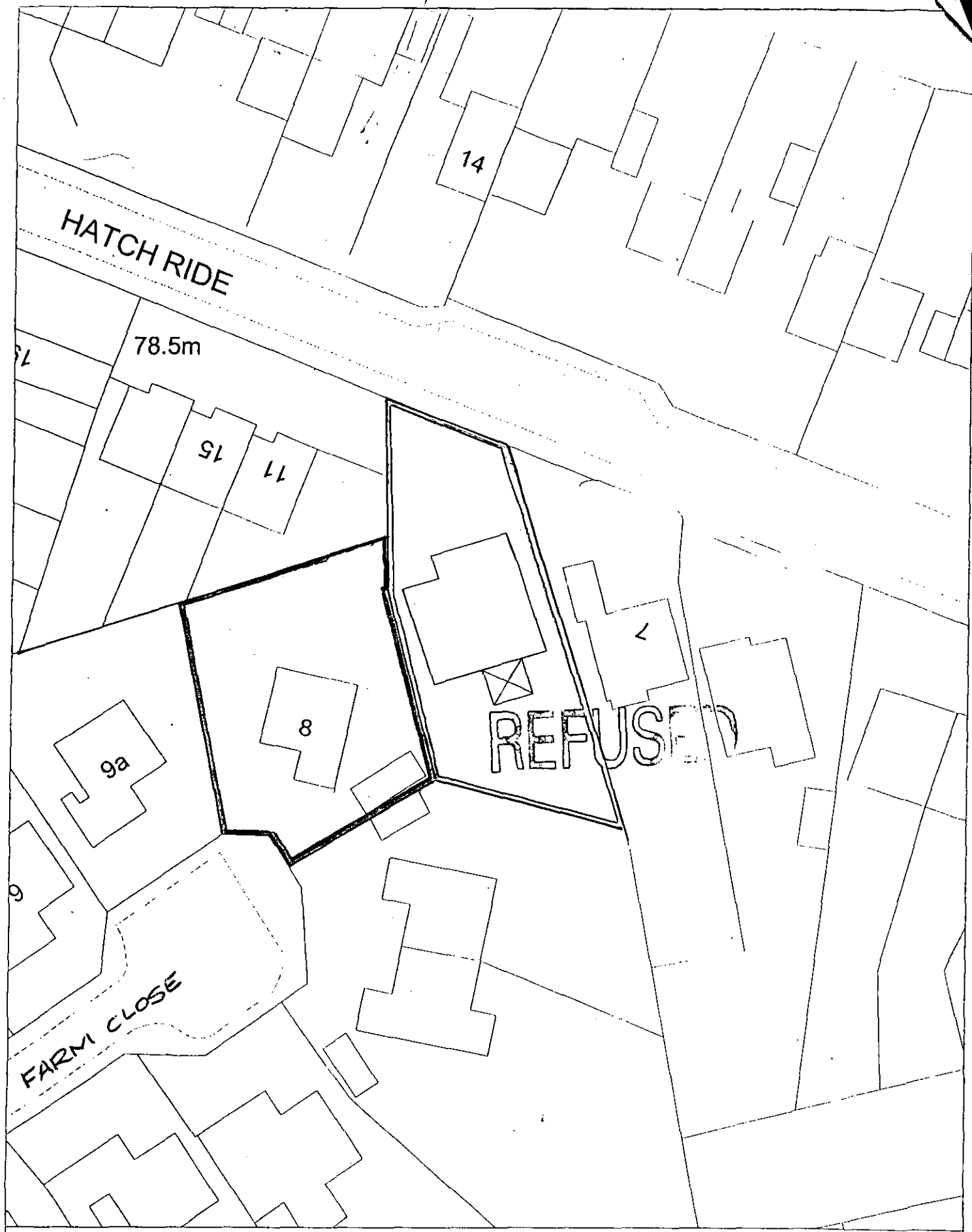

Site Plan, Scale: 1 to 500

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Date: 9 November 2000

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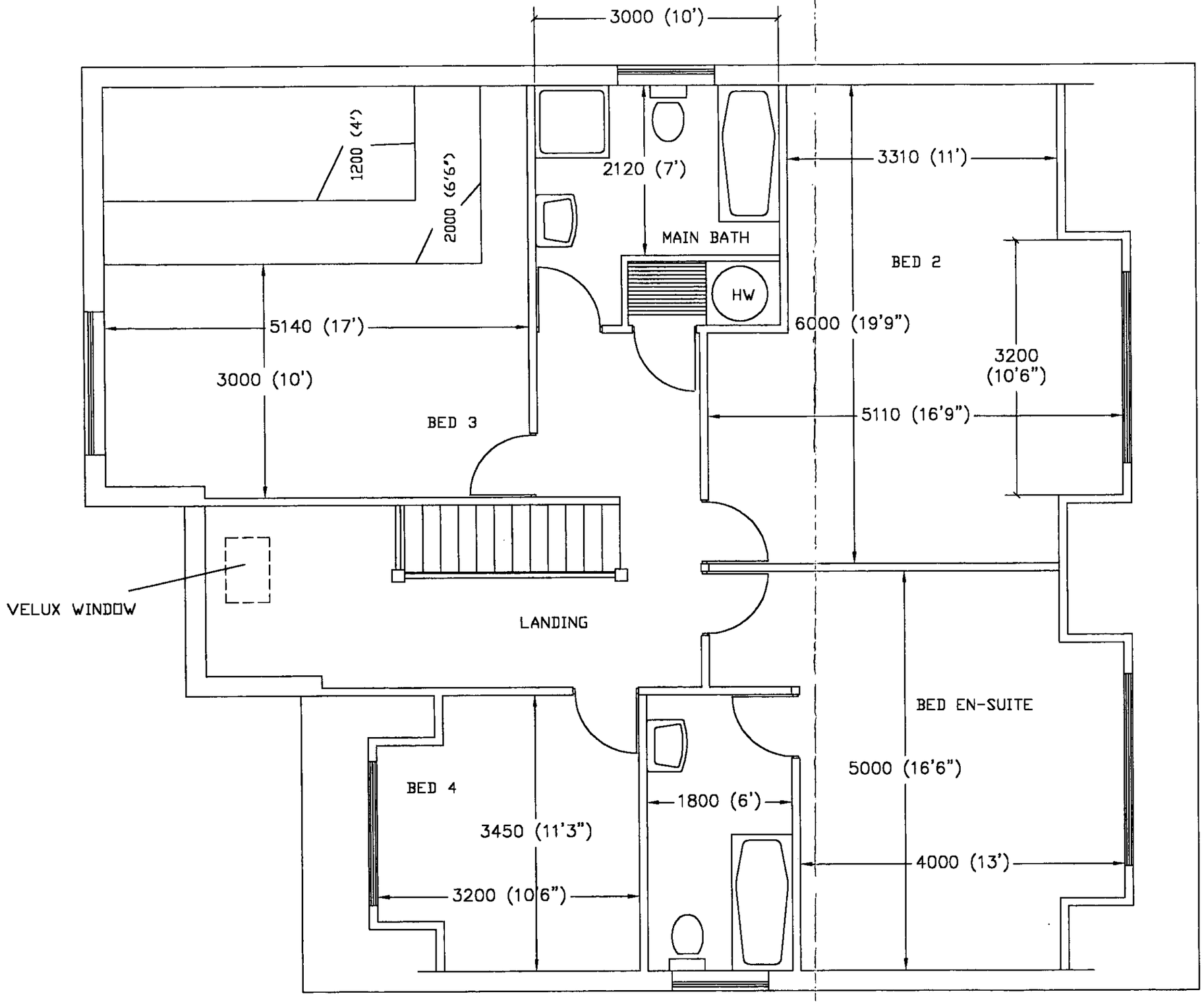


PROPOSED NEW CHALET
BUNGALOW IN THE GROUNDS OF

18 FARM CLOSE
CROWTHORN

FOR Mr & Mrs P BLACKMORE

REFUSED

SCALE		
1 – 50		
	A	OCT 2001
	REV	DATE

SHEET 4 OF 5 LPD 1677

LPD Services

159 Ash Hill Road, Ash, Aldershot, Hants. GU12 5DW
Tel: 01252 324941 Mobile: 07990 950 989

2400 HIGH HEDGE

SHED

SHED

2400 HIGH PANEL FENCE

LAWN

SHRUBS

SHRUBS

GENTLE SLOPE

1800 HIGH PANEL FENCE

DISABLED ACCESS

1300

2500

BLOCK DRIVE

SHRUBS

1800 HIGH PANEL FENCE

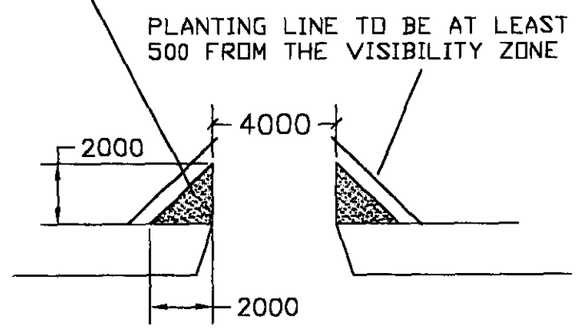
SHRUBS

LOW WALL

EXISTING ACCESS
SEE DETAIL OF VISIBILITY SPLAY

ANYTHING GROWING WITHIN THE SHADED AREA MUST BE LESS THAN 600 HIGH OR 900 FOR A WALL

PLANTING LINE TO BE AT LEAST 500 FROM THE VISIBILITY ZONE



DETAIL OF VISIBILITY SPLAY

BLOCK PLAN

REFUSED

PROPOSED NEW CHALET
BUNGALOW IN THE GROUNDS OF

8 FARM CLOSE
CROWTHORN

FOR Mr & Mrs P BLACKMORE

SCALE

1 – 200

REV	DATE
A	OCT 2001

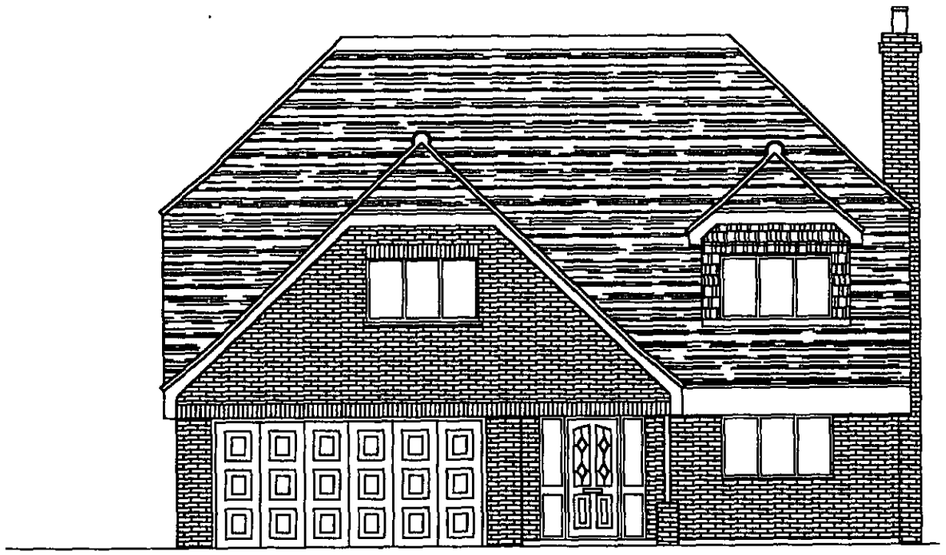
SHEET 5 OF 5

LPD 1677

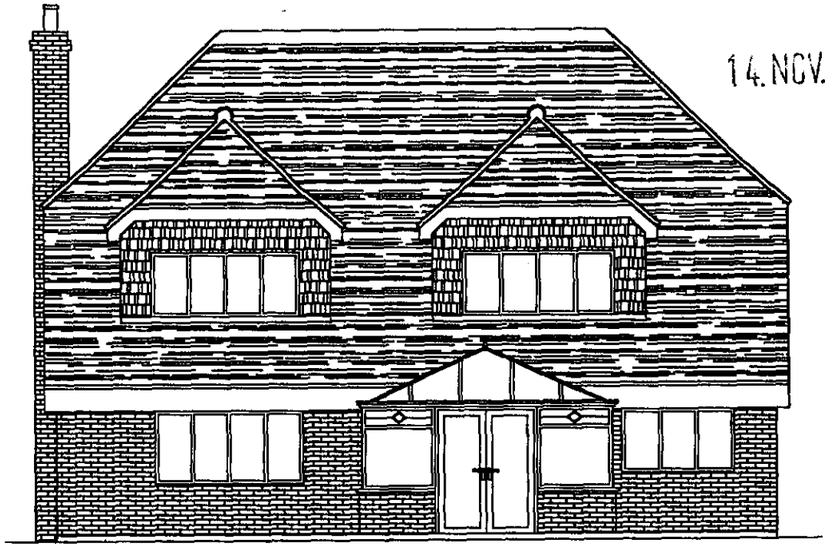
LPD Services
159 Ash Hill Road, Ash, Aldershot, Hants. GU12 5DW
Tel: 01252 324941 Mobile: 07990 950 989

0 10 20 30 40 50 60 70 80 90 100
0 2 3

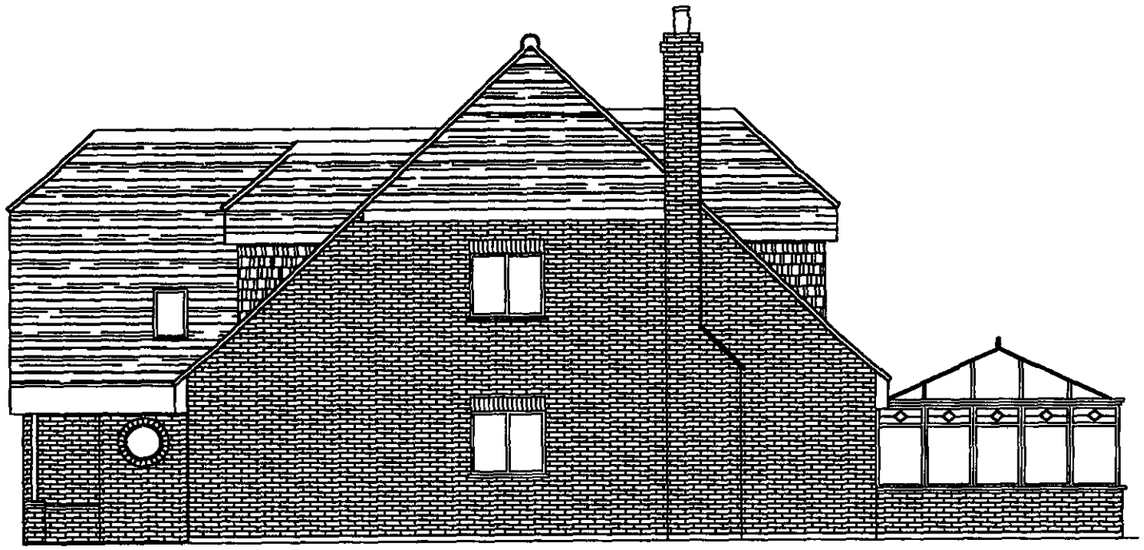
14.NOV.2001* 5253



FRONT ELEVATION



REAR ELEVATION



WEST ELEVATION



EAST ELEVATION

RECEIVED

PROPOSED NEW CHALET
BUNGALOW IN THE GROUNDS OF

8 FARM CLOSE
CROWTHORN

FOR Mr & Mrs P BLACKMORE

SCALE 1 – 100

REV	DATE
A	OCT 2001

SHEET 1 OF 5

LPD 1677

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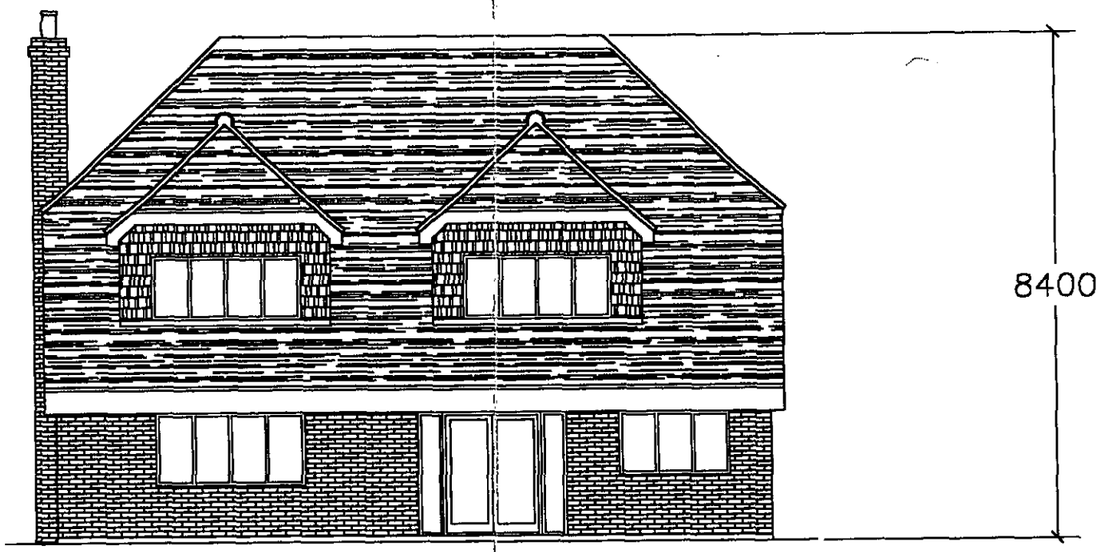

REAR ELEVATION WITHOUT CONSERVATORY

REFUSED

PROPOSED NEW CHALET
BUNGALOW IN THE GROUNDS OF

8 FARM CLOSE
CROWTHORN

FOR Mr & Mrs P BLACKMORE

SCALE
1 – 100

REV	DATE
A	OCT 2001

SHEET 2 OF 5 LPD 1677

LPD Services
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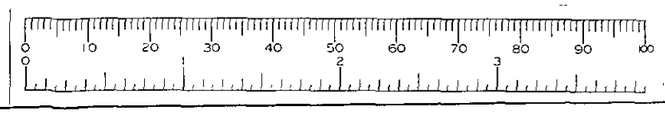
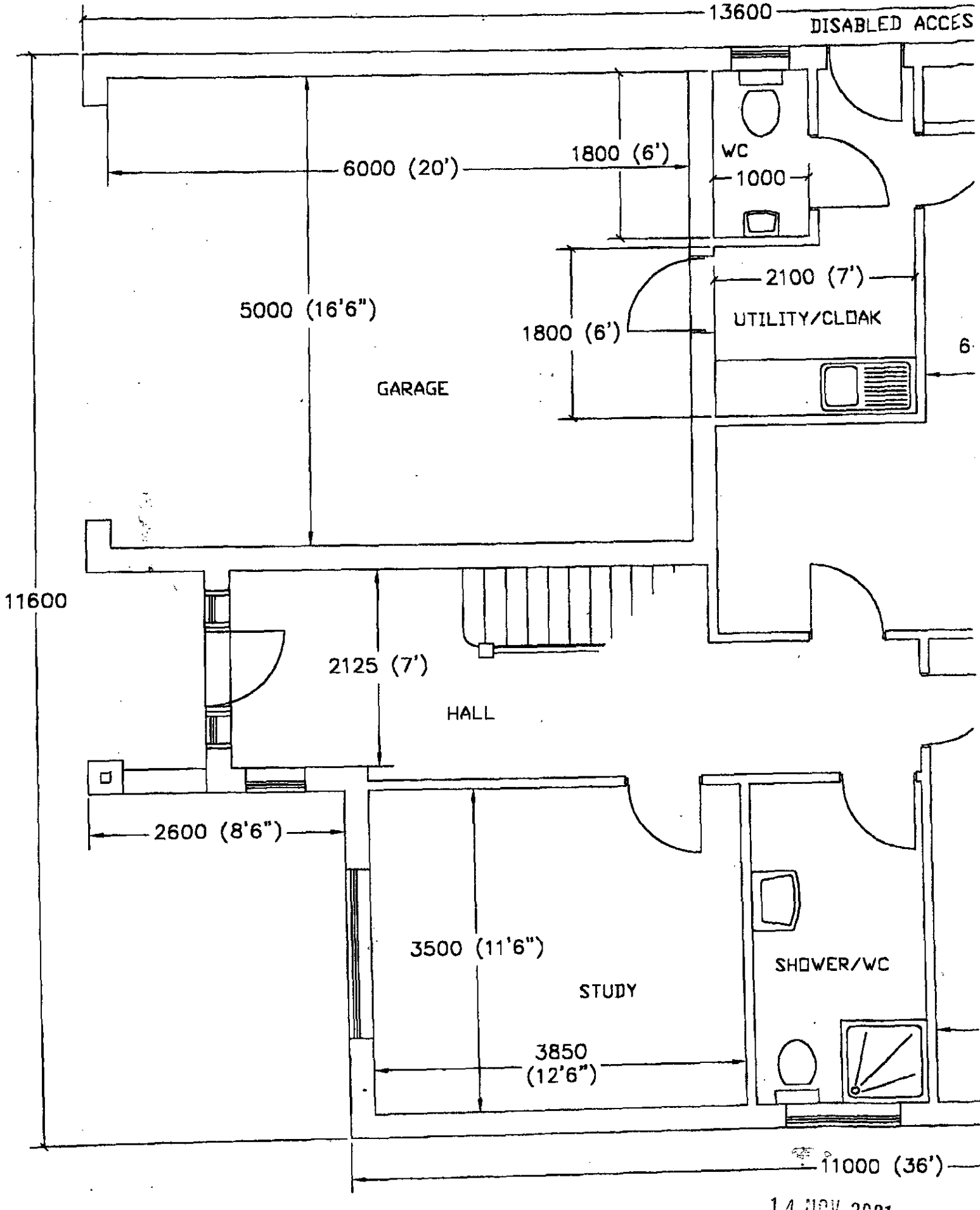


01276 691576



14 NOV 2001

14.NOV.2001 * 5253

13600

DISABLED ACCESS

6000 (20')

1800 (6')

WC

1000

2100 (7')

UTILITY/CLOAK

5000 (16'6")

1800 (6')

GARAGE

6000 (20')

4650 (15')

3750 (12'4")

KITCHEN/DINER

360
(11'9

11600

2125 (7')

HALL

2600 (8'6")

LOUNGE

5000 (16'6")

3500 (11'6")

STUDY

SHOWER/WC

3850
(12'6")

4650 (15'3")

11000 (36')

0 10 20 30 40 50 60 70 80 90 100

RELEASED

PROPOSED NEW CHALET
BUNGALOW IN THE GROUNDS OF

8 FARM CLOSE
CROWTHORN

FOR Mr & Mrs P BLACKMORE

SCALE		
1 – 50		
	A	OCT 2001
	REV	DATE

SHEET 3 OF 5 LPD 1677

LPD Services
159 Ash Hill Road, Ash, Aldershot, Hants. GU12 5DW
Tel: 01252 324941 Mobile: 07990 950 989