APPLICATION NO:
F/2000/1132

LOCATION:
16 Ravenswood Avenue, Crowthorne.

APPLICANT:
Mr G Wood C/O Andesign

PROPOSAL:
Proposed pitched roofs to existing extensions to dwelling.

EARLIEST DATE FOR DECISION: **07/05/2000**

APPLICATION EXPIRY DATE: **26/05/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Wood
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/1132

Parish: **FINCHAMPSTEAD**

Location: **16, Ravenswood Avenue, Crowthorne.**

Proposal: **Proposed pitched roofs to existing 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 external work shall be carried out in materials that resemble in size, colour and texture, 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 a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 26/05/2000

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.

FROM: Elaine Connor

DATE: 13 April 2000

PLANNING SERVICES	PT
POL	
DC	
AP?	
CS	
COPIES TO:	ASK:
	FILE:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1132

Proposal: Proposed pitched roofs to existing extensions to dwelling..

Site Address: 16, Ravenswood Avenue, , Crowthorne.

Applicant: Mr G Wood C/O Andesign.

Your observations are required in respect of this application **by 07/05/2000** .

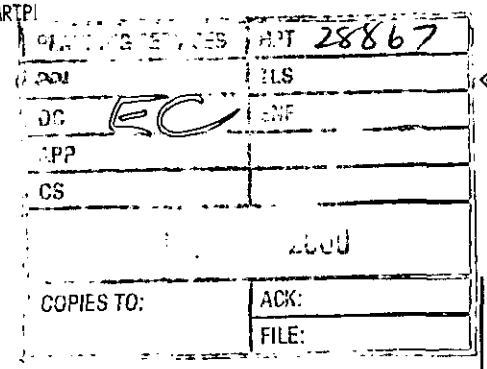
The Parish Council has no objections to this application.

SIGNED: C.S. Cl DATE: 20-4-00

Clerk To Finchampstead Parish/Town Council.

Planning & Transportation

Director of Planning & Transportation : George Kingston MA (Oxon) DipTP MRTPI
Borough Planning Officer : Mike Holmes BSc (Econ) DipTP MRTPI



This matter is being dealt with by:

Julia Bird (Direct Line 351136)

My ref: DC/6/3

Your ref: F/2000/1132

Date: 27 April 2000



Time Square
Market Street
Bracknell
Berkshire
RG12 1JD
☎ 01344 424642
Fax 01344 351104
DX 33611 Bracknell
Minicom 01344 352045
www.bracknell-forest.gov.uk

Mr C. Wood
Environmental Services Department
P.O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

FAO: Elaine Connor

Dear Sir

Town and Country Planning Act 1990
Consultation on Planning application number: F/2000/1132
Site: 16 Ravenswood Avenue, Crowthorne
Description: Proposed pitched roofs to existing extensions to dwelling

Thank you for inviting this authority to comment on the above planning application.

The extensions appear to be in keeping with the design of this property and providing the case officer is satisfied that it will not have any adverse impact on any adjoining properties, I have no comments to make on this application.

If you wish to discuss this matter please contact Julia Bird on extension 1136.

Yours faithfully

E.A. König

for **Borough Planning Officer**

The Borough of Opportunity

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1132 EC
BUILDING CONTROL NUMBER.	FP2000/0492 Brai
~~APPLICANT~~/AGENT	Andeagu
ADDRESS OF SITE	Oak Villa 16 Ravenswood Ave Crowthorne FINCHAMPSTEAD
DESCRIPTION OF PROPOSED WORK	new roofs to existing exts.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2965	AH/E/2965
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/5/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	13/6/00	

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	

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

Tel: (0118) 974 6451

Date: **13 April 2000**

My ref: F/2000/1132

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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/2000/1132
16, Ravenswood Avenue, , Crowthorne.
Proposed pitched roofs to existing extensions to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

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

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1132**
16, Ravenswood Avenue, , Crowthorne.
Proposed pitched roofs to existing extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

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

Tel: (0118) 974 6451

Date: **13 April 2000**

My ref: F/2000/1132

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Case officer: **Elaine Connor** Application Number: **F/2000/1132**
16, Ravenswood Avenue, , Crowthorne.
Proposed pitched roofs to existing extensions to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

Received by Wokingham District Council

Application No: F/2000/1132

Proposal:
Proposed pitched roofs to existing extensions to dwelling.

Location:
16, Ravenswood Avenue, , Crowthorne.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/05/2000. 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

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1132

Applicant : Mr G Wood C/O Andesign.

Location : 16, Ravenswood Avenue, , Crowthorne.
Proposal : Proposed pitched roofs to existing extensions to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		12.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : 12.5.00

Date Registered : 31/03/2000

Earliest Date for Decision : 07/05/2000

Latest Consultation Date/Site Notice Expiry Date : 07/05/2000

Application Expiry Date: 26/05/2000

Consultation Responses :

FINCHAMPSTEAD P. COUNCIL: No objection.

Planning Issues : IDENTIFIED SETTLEMENT.

- IMPACT UPON NEIGHB. PROPS.

Application Number: F/2000/1132
PROP: replacement of existing flat roof w. pitched roof.

Appraisal :

IMPACT UPON NEIGHB. PROPS :

The application being considered proposes the replacement of existing flat roof extensions at either side of the dwelling with a pitched roof. No. 18 Ravenswood Avenue is a detached bungalow located to the South of the application dwelling. This property projects beyond the rear of no. 16 & has no windows in its side elevation. It is therefore not considered that the proposed pitch roof along the east elevation will have an adverse negative impact on no. 14. No. 18, the dwelling to the north of no. 16, is a 2st. detached property with its garage built to the boundary with no. 16. Given the distance between the prop. elev. & the main dwelling at no. 18 it is not considered that the prop will have an adverse negative impact.

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

Application Number F/2000/1132
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'WORK'

RECORD OF SITE VISIT

SITE ADDRESS: 16 Ravenswood Avenue Crowthorne.

APPLICATION NUMBER: F/2000/1132

OFFICER: Elaine Connor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

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

3. DESCRIPTION OF SITE/BUILDING
2st. detached dwelling w. detached gar.

4. RELATIONSHIP TO ADJOINING PROPERTIES
no 14 - detached bungalow - 1.8m fence.
no 18 - 2st. detached w. garage to bound w. no. 16.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 31 MAR 2000	Map No. 116 Site 0:09
Officer: EC / Application No. F/2000/1132	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED PITCHED ROOFS TO EXISTING EXTENSIONS TO DWELLING

Location: 16 RAVENSWOOD AVE

Parish: ~~WOK COUT~~ Finchampstead Ward: Finch South.
13.4.2000

Applicant: MR G WOOD

Fee Received 95-00 Required ..... Additional ..... Refund .....

(13)
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			
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 : 13.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	BRACKNE
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

no pre-apps

NEIGHBOURS:

S/N + 14, 18, 17 + 21 Ravenswood Ave ✓

3 + 5 Bambridge Court

15 + 17 Aldenbrook close.

Oak Villa
ADDRESS 16 Ravenswood Avenue PARISH Finchampstead

PLOT No.

ORD. SHEET No SU 8263(116)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
R/195/70	Mr G Wood	Diningroom with bedroom over + det garage	14·5·70	APP	APP
BR 4764	"	2/storey ext.	28·5·76	APP	N/A
04741	"	"	8·7·76	N/A	C/A
BR 31	Mr S W Wood	Ext + alterations	31·1·74	APP	—
33370			2·6·89		CAN
BRA 1136	MR·S·WOOD	DORMER + GARAGE	12·4·89	APP	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

31.MAR2000* 1132

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	G.W. WOOD
	Address and postcode	OAK VILLA 16 RAVENSWOOD AVENUE CROWTHORNE, BERKS RG45 6AY
	Phone number	01344 771206
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM, BERKS RG41 2TN
	Phone number	0118 9784165
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	NEW ROOFS TO EXISTING EXTENSIONS
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.	TO MATCH EXISTING TILES
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: N/A	Proposed:
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.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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.

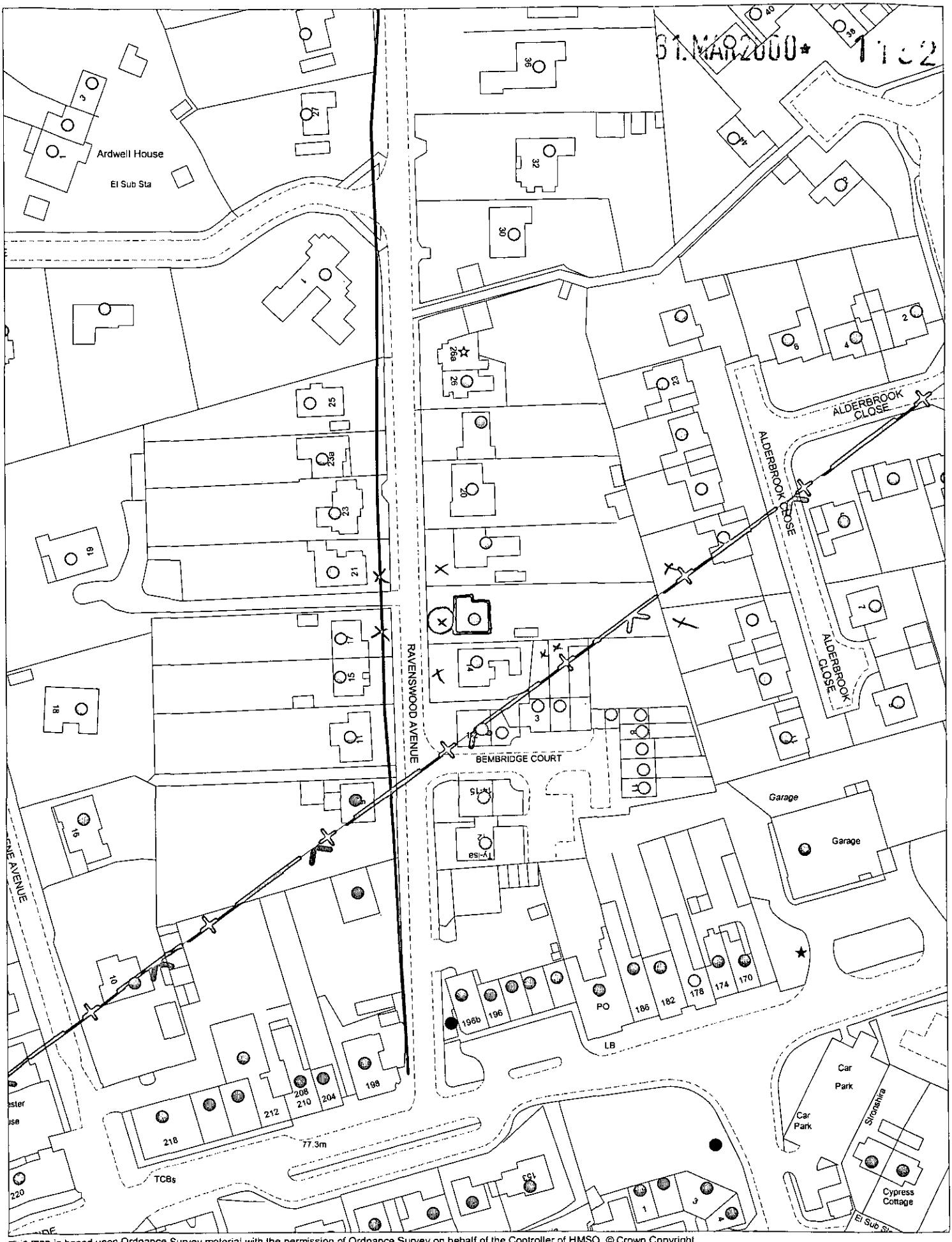
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN) on behalf of G.W. WOOD

Date 31/3/2000

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



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Development Control Section, Environmental Services, Wokingham District Council.

6 April 2000

Scale: 1 : 1250

N W E S