APPLICATION NO:
F/2000/1005

LOCATION:
4 Aldworth Gardens, Crowthorne.

APPLICANT:
Mr & Mrs A Guest C/O Greenshadows Design

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **24/04/2000**

APPLICATION EXPIRY DATE: **16/05/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Guest
C/O Greenshadows Design
Greenshadows
9 Waterloo Road
Crowthorne
Berkshire
RG45 7PB

Application Number: F/2000/1005

Parish: **WOKINGHAM WITHOUT**

Location: **4, Aldworth Gardens, Crowthorne.**

Proposal: **Proposed single storey side extension 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: 07/06/2000

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.

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Connor@wokingham.gov.uk
Date. 16 August, 2000
My ref. BC/DC/F/2000/1005

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) 977 8909
DX: 33506 – Wokingham

Mr & Mrs A Guest
C/o Greenshadows Design
9 Waterloo Road
Crowthorne
Reading
Berkshire
RG45 7PB

Dear Sirs

PLANNING PERMISSION F/2000/1005
SITE: 4 ALDWORTH GARDENS, CROWTHORNE, BERKSHIRE

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2000/1005 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Elaine Connor
Planning Assistant

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1005 EC
BUILDING CONTROL NUMBER.	FL 2000/0918 Bra
~~APPLICANT~~/AGENT	Greenshadows Design
ADDRESS OF SITE	4 Aldworth Gardens Crowthorne WOK WITHOUT.
DESCRIPTION OF PROPOSED WORK	S/S Side ext.

demolish existing conservator

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Drg No 01	Drg No. 01
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	7/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	28/7/00.	

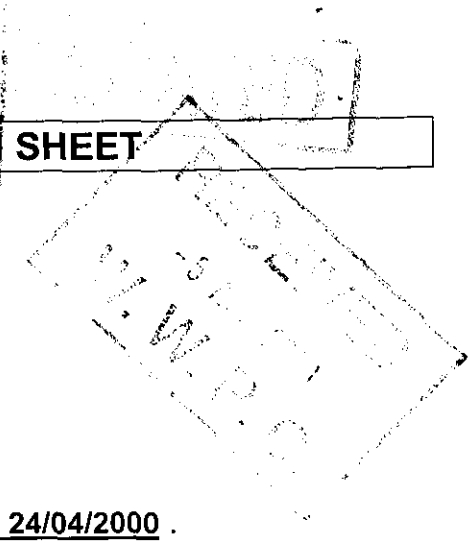
PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

FROM: Elaine Connor

DATE: 31 March 2000

WOKINGHAM WITHOUT PARISH CONSULTATION SHEET



Application Number: F/2000/1005

Proposal: Proposed single storey side extension to dwelling..

Site Address: 4, Aldworth Gardens, , Crowthorne.

Applicant: Mr & Mrs A Guest C/O Greenshadows Design.

Your observations are required in respect of this application **by 24/04/2000** .

No objection.

SIGNED: Lynn Barnett DATE: 11-4-2000

Clerk To Wokingham Without Parish/Town Council.

0855 EC

27 The Avenue
Crowthorne
Berkshire
RG45 6PB

Tel: 01344 773427
Fax: 01344 751251

Attention: Elaine Connor
Wokingham District Council
Environmental Services Department
Planning Services
P.O.Box 153
Shute End
Wokingham
RG40 1WR

27th April 2000

Your Ref: Elaine Connor F/2000/1005

Dear Ms. Connor,

I would like to comment on the proposed single storey extension to 4, Aldworth Gardens.

As a general point, the property has already been extended twice. The first extension has resulted in a loss of privacy as a result of the dinning room extension patio doors facing directly onto our property, which was not the intention of the careful layout of the whole development.

The second extension, the conservatory, is more acceptable as its profile (highest point set back substantially beyond the house rear frontage) does not pose a visual problem. Also, its usage is different to the new proposed extension.

The new extension would change the whole visual aspect and amenity as it would protrude beyond the present frontage by 1.4 m and be 4 m high. We would have a frontal view of the rear elevation with its large glazed area extending the full height. This means that we would be presented with a view more reminiscent of a commercial greenhouse or workshop than a house. As it is proposed to be a family room, in the evenings it would be brightly-lit. If nothing else, this would take the enjoyment out of an evening in the garden.

Overall, I feel that there should be a limit to the degree that a property is extended and, undoubtedly, there are relevant planning guidelines. However, if the extension were to be agreed in principle by your Planning Department, it should be substantially modified so as not to cause a loss of amenity and, generally, not to disrupt further the original well thought out layout of the Renway development.

Kind regards



Dr. D J Nevrala

Received by Wokingham District Council

Application No: F/2000/1005

Proposal:
Proposed single storey side extension to dwelling.

Location:
4, Aldworth Gardens, , 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 24/04/2000. 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

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

Tel: (0118) 974 6451

Date: **31 March 2000**

My ref: F/2000/1005

CONFIDENTIAL

Councillor Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1005
4, Aldworth Gardens, , Crowthorne.
Proposed single storey side extension 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/2000/1005**
4, Aldworth Gardens, , Crowthorne.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

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

Tel: (0118) 974 6451

Date: **31 March 2000**

My ref: F/2000/1005

CONFIDENTIAL

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

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1005
4, Aldworth Gardens, , Crowthorne.
Proposed single storey side extension to dwelling.

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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/2000/1005**
4, Aldworth Gardens, , Crowthorne.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lewis

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

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

Tel: (0118) 974 6451

Date: **31 March 2000**

My ref: F/2000/1005

CONFIDENTIAL

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

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1005
4, Aldworth Gardens, , Crowthorne.
Proposed single storey side extension to dwelling.

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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/2000/1005**
4, Aldworth Gardens, , Crowthorne.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Helliar-Symons

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

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1005

Applicant : Mr & Mrs A Guest C/O Greenshadows Design.

Location : 4, Aldworth Gardens, , Crowthorne.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		12·5·00

Date of Neighbour Notifications : .....

Date of Site Visit : 12·5·00

Date Registered : 21/03/2000

Earliest Date for Decision : 24/04/2000

Latest Consultation Date/Site Notice Expiry Date : 24/04/2000

Application Expiry Date: 16/05/2000

Consultation Responses :

WI'HAM WITHOUT P. COUNCIL : NO OBJECTION.

OBS: 1 LETTER- 27, THE AVENUE, CROWTHORNE

Planning Issues :

IMPACT UPON NEIGHB. PROPS

Application Number: F/2000/1005
PROP: S.ST. SIDE EXTENSION.
Appraisal :

IMPACT UPON NEIGHB. PROPS :

The application being considered is for a single storey rear extension to replace an existing side conservatory.
The proposed extension will be to the rear of the existing garage & will have a floor area of approx. 26 m², with a height of 4m to the ridge. The proposed extension will be slightly larger (in terms of floor area) than the existing conservatory, & is not considered to be so much larger as to cause any harm to the neighbouring prop. no. 27, The Avenue, or no. 25 The Avenue.
The residents of no. 27 have objected to the prop. development due to overdevelopment of the site & invasion of privacy & quiet enjoyment of their garden. The proposed development would be approximately 20m away from the rear of no. 27, The Avenue, whose rear garden extends to the side boundary of no. 4 Aldwarth Gardens. The boundary along the side of no. 4 is naturely planted with high hedges. It is therefore considered unlikely that the proposed extension which is only slightly larger than the existing conservatory, and will have less glazing than the existing building. It is therefore not considered that the proposed extension will have an adverse negative impact upon the living conditions of this neighb. dwelling.
It is considered that the proposed development is acceptable

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

Application Number F/2000/1005
Conditions/Reasons for Refusal

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

John Mitchell
7/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 4 Aldworth Gardens
Crowthorne.

APPLICATION NUMBER: F/2000/1005

OFFICER: Elaine Connor

DATE OF SITE VISIT: 16.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS
modern residential development
cul-de-sac.

3. DESCRIPTION OF SITE/BUILDING
2st. detached modern dwelling
w. att. double garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES
side bound. to rear of no. 25 & 27 The Avenue.
high & screening (Leylandii)

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Telephone Number: (0118) 9746428

Date: 13 June, 2000

APPLICATION NUMBER: F/2000/1005

Dr D Nevrala
27 The Avenue
Crowthorne
RG45 6PB

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) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Sir/Madam

Application No: F/2000/1005

Location: 4, Aldworth Gardens, Crowthorne

Proposal: PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING

You wrote giving your observations on this proposal, and these have been taken into account in coming to a decision.

The application has now been determined and permission has been APPROVED. The decision notice may be inspected and a copy purchased from this office if required.

Yours faithfully

Central Support

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	21 MAR 2000
Officer: EC	Application No. F/2000/1005

Map No. 108 Site 0.08

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

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

Location: 4 ALDWORTH GARDENS

Parish: WOK W/OUT Ward: Wok. W/Out.

31.3.2000

Applicant: MR/MRS GUEST

Fee Received 95-00 (5) 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			
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 31.3.2000 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	: .....
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 + 1, 2, 3 + 4 Aldworth Gardens
23, 25, 27 + 29 The Avenue

ADDRESS 4 ALDWORTH GARDENS PARISH WOK/WITHOUT

PLOT No. 2 (SITE OF ALDWORTH) ORD. SHEET No. SU 8364 108

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
02903	RENWAY CONSTR. CO. LTD.	12 HOUSES, GARAGES, STREET	26.8.75	N/A REF
08061	"	10 "	11.5.78	N/A REF
BR 8165	"	"	10.5.78	APP. N/A
08760	"	"	3.8.78	N/A REF
14229	"	DETACHED HOUSE & GARAGE	23.10.80	N/A CLA
BR 17281	"	"	4.8.81	APP. N/A
30342			10.6.88	CLA
MA 4763	MR. H. MENZIES	DINING RM. EXT.	19.4.88	APP
34751	"	CONSERVATORY	8.12.89	CLA

DATE OF COMPLETION

MINISTRY DECISION 02903 - APPEAL DISMISSED - 7.9.76 08760 - APPEAL DISMISSED - 15.8.79

SPECIAL ORDERS TPO 119

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 17.MAR.06 1005

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	MR & MRS A. GUEST
	Address and postcode	4 ALDWORTH GARDENS CROWTHORNE BERKS RG45 6PQ
	Phone number	
●	Agent's Name	GREENSHADOWS DESIGN
	Address and postcode	GREENSHADOWS, 9 WATERLOO ROAD CROWTHORNE BERKS RG45 7PB
	Phone number	01344 773775
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.	4 ALDWORTH GARDENS CROWTHORNE BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE EXTENSION, DEMOLISH EXTG CONSERVATORY.
●		
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BROWN INTERLOCKING TILES TO MATCH EXTG, BRINDLE FACE BRICKWORK TO MATCH EXTG
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	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. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

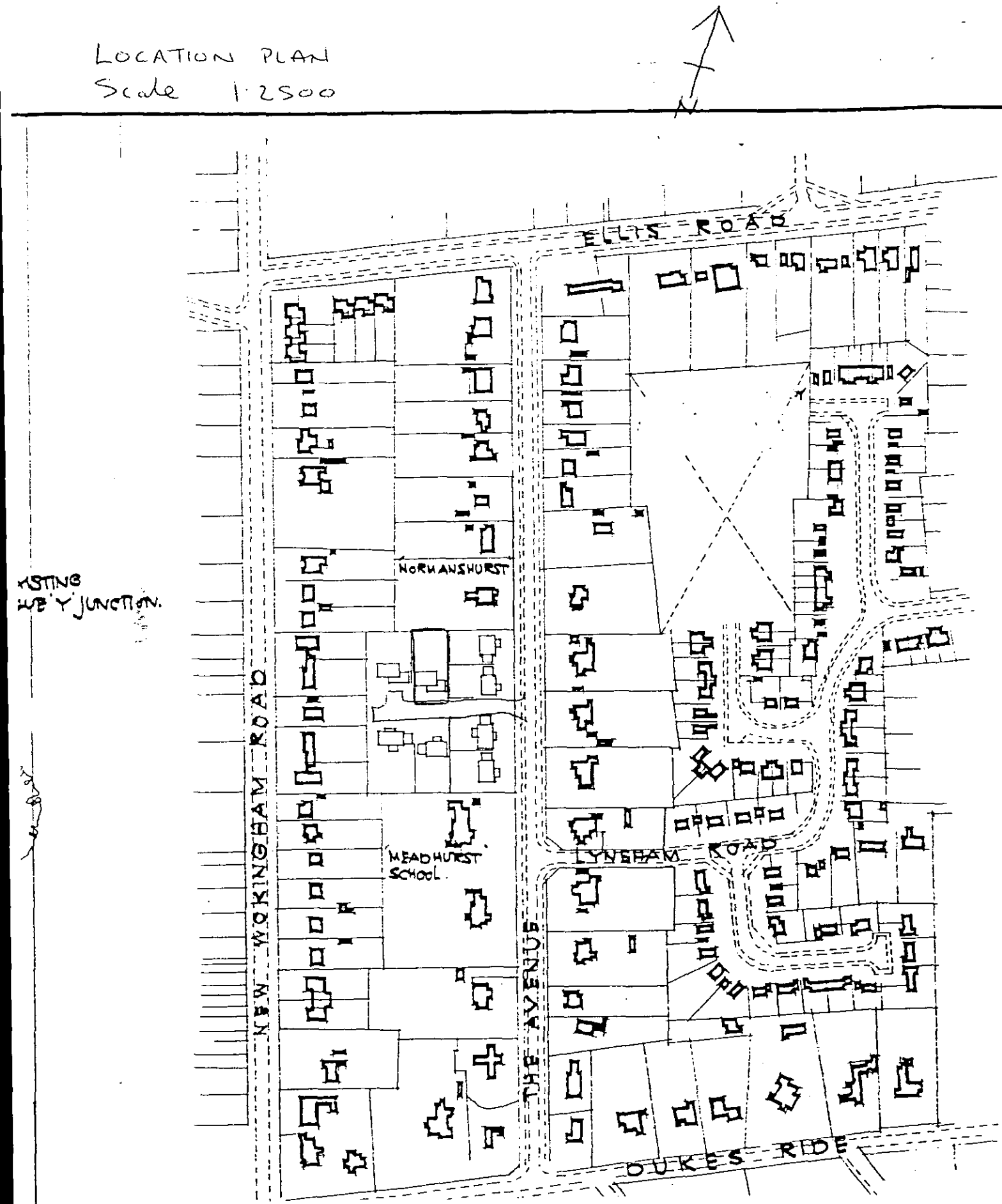
on behalf of MR & MRS GUEST

Date 10/3/2000

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

17 MARCH 1985

LOCATION PLAN
Scale 1:2500





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Development Control Section, Environmental Services, Wokingham District Council.
28 March 2000

Scale: 1 : 1250

N
W E
S