APPLICATION NO:
F/2000/1687

LOCATION:
86 Heathermount Drive, Crowthorne.

APPLICANT:
Mr L Dean C/O Andesign

PROPOSAL:
Proposed erection of dwelling (Amendment to consent 99/70811)

EARLIEST DATE FOR DECISION: **09/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
31/07/2000

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr L Dean
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2000/1687

Parish: **WOKINGHAM WITHOUT**

Location: **86, Heathermount Drive, , Crowthorne.**

Proposal: **Proposed erection of dwelling (Amendment to consent 99/70811)**

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. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990

Reason
2. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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 OS1 and EN1.
   South East Area Local Plan Policies SBE1, SBE2 and STV1.
   Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 14/09/2000

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.

86, HEATHERMOUNT
CROWTHORNE.

Members' Room
P.O. Box 150
Shute End, Wokingham
Berkshire, RG40 1WQ

Elaine Connor
DC
Env Servs

* SPOKE TO ANGUS ROSS Tue. 5th Sept. explained no h/way objections to proposal.

F/2000/1687

I am writing with some concern about the application. I had no problem with the original application. The original house on the site was of poor design & the replacement a distinct improvement.

However this new application raises a number of points which should lead to refusal, or strict conditions.

a. Will a garage be requested later - does the increase the footprint excessively - where would it go etc

b. Is there sufficient identified parking if it is conditioned that no garage be allowed?

. is a car-port viable & acceptable.

I see no problem with the conservatory except that it eats into the PDR's.

Yours sincerely.

A. J. Ross
DC for W'ham Without

Received by Wokingham District Council

Application No: F/2000/1687

Proposal:
Proposed erection of dwelling (Amendment to consent 99/70811)

Location:
86, Heathermount Drive, , 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 notice 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 09/07/2000. 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

15 June 2000

TO 01344762283

FROM: Elaine Connor

DELEGATED

DATE: 15 June 2000

WOKINGHAM WITHOUT PARISH CONSULTATION SHEET

Application Number: F/2000/1687

Proposal: Proposed erection of dwelling (Amendment to consent 99/70811).

Site Address: 86, Heathermount Drive, , Crowthorne.

Applicant: Mr I. Dean C/O Andesign.

Your observations are required in respect of this application **by 09/07/2000** .

No objections

PLANNING SERVICES	HPT
POL	
DC	
APP	
CS	
23 JUN 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 21/6/00

Clerk To Wokingham Without Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Elaine Connor

FROM: Environmental Design

DATE: 31/07/00

Location: 86 Heathermount Drive, Crowthorne

Proposal: Proposed erection of dwelling (Amendment to consent 99/70811)

Application Number: F/2000/1687

In response to your consultation dated 15 June 2000 for the above application, the arboricultural comments are as follows:

I have no objection to the proposed amendments.

Neil Etherington
Senior Arboriculturist

HIGHWAYS CONSULTATION SHEET

DELEGATED

From: Elaine Connor **Date:** 15 June 2000

Application Number: F/2000/1687

Proposal: Proposed erection of dwelling (Amendment to consent 99/70811)

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
86, Heathermount Drive, , Crowthorne.

Applicant:
Mr L Dean C/O Andesign.

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).

SC: 23 (INSERT: [illegible], Parking)

SR: 06.

Signed: _____ **Print name:** Stephanie Knowles.

26/06/00.

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1687

Applicant : Mr L Dean C/O Andesign.

Location : 86, Heathermount Drive, , Crowthorne.
Proposal : Proposed erection of dwelling (Amendment to consent 99/70811)

Site Notice Displayed ? :

YES	NO	DATE
✓		24-6-00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 05/06/2000

Earliest Date for Decision : 09/07/2000

Latest Consultation Date/Site Notice Expiry Date : 09/07/2000

This application will have expired on: 31/07/2000. 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

HIGHWAYS: Conditional approval

Planning Issues : IDENTIFIED SETTLEMENT.
* IMPACT UPON NEIGHB. PROPS.

POLICIES:

BSP: OS1 & EN1
SEALP: SBE1 & SBE2. & STV1
WDLP: WOS2, WOS3 & WBE1.

Application Number: F/2000/1687
PROP: Conversion of garage plus S.St. rear ext to form conserv.
Appraisal :

The application being considered proposes the conversion of the existing garage plus the addition of a S.St rear extension to form a conservatory.

PLANNING HISTORY
The application site has recently been redeveloped. The existing detached bungalow is a replacement of a similar dwelling. An application has now been submitted to convert the single garage & add a single storey rear extension.

IMPACT UPON NEIGHB. RESIDENTS.
The proposed garage conversion is to convert the existing to a dining room & utility area. As the built development is already in place & it is considered that there is sufficient off street parking on the site, it is not considered that the proposed development will have a negative impact upon the amenity of the residents of no. 84 Hillmount The proposed S.St rear extension to form a cons. is to be located to the rear of the existing lounge adjacent to no. 99 N. Wilham Road. Given the scale of the prop extension & its distance from no. 99 it is not considered that it will have an adverse impact upon the residents of this dwelling (no. 99)

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

Application Number F/2000/1687
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	[illegible]		
1	C001	R001	
2	C122	R122	
3	N16		BSP : OS1 & EN1
			[illegible]
			SEALP : SBE1, SBE2 & STV1.
			WDLP : WOS2, WOS3 & WBE1.

John [illegible]
14/9/00

RECORD OF SITE VISIT

SITE ADDRESS: 86 Heathermount Drive Crowthorne.

APPLICATION NUMBER: F/2000/1687

OFFICER: Elaine Connor

DATE OF SITE VISIT: 24.6.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS

established residential area.
1960s residential development
open plan & naturely landscaped.

3. DESCRIPTION OF SITE/BUILDING

Site has recently been redeveloped - replacement dwelling - detached bungalow with single integral garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Existing gar. adj to gar. of 84 Hlmount.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

applicationo	Name and address
99/70811/F	D Wareing 83 Heathermount Drive Crowthorne Berks RG45 6HJ

App approved
Letter sent
20/09/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 05 JUN 2000	Map No. 108 Site 0.06
Officer: EC / Application No. F/2000/1687	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED ERECTION OF DWELLING
(AMENDMENT TO CONSENT 99/70811)

Location: 86 HEATHERMOUNT DRIVE

Parish: CP WOK W/OUT Ward: WOK W/OUT ✓

Applicant: MR L Dean
RE-SUBMISSION

Fee Received 00-00 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	Scale? 1:2500		
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape AS PREVIOUS APP. ✓ 15/6 .....
Trees T.P.O ON SITE. ✓ 15/6 .....
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 (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ 15/6 .....

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:

NOO pre-app PS .....
.....
.....

NEIGHBOURS:

S/N + 84 HEATHMOUNT DRIVE ✓ .....
99 + 101 NEW WOKINGHAM ROAD ✓ 15/6 .....
15 BRAMBLEGATE ✓ .....
.....
.....
.....
.....
.....
.....

ADDRESS 86 HEATHERMOUNT DRIVE PARISH WOK/WITHOUT

PLOT No. STAGE 10 ORD. SHEET No. SU. 8365 (

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/49/60	MESSRS BURBIDGE & KNOX	O/APP. RESIDENTIAL DEV.	9 3 60	N/A REFU
PD/249/65	RENWAY CONSTRUCTION CO. LTD.	ROADS & SEWERS	8.7.65	APP. N/
132/66	" "	BUNGALOW & GARAGE	29 4 66	APP. C/A
PD/239/67	" "	ADDITIONAL SANITARY ACC.	19.5.67	APP. N/
907/72	MR. B P. HAINS	EXTENSION & NEW GARAGE	6.7.72	— REF
1373/72	"	" "	31.8.72	APP. APP.
99/70811/F	Mr L Dean	Erectn. det. repl. dwelling	23.12.99	C/A
C/2000/0647	Mr L Dean	D.TOC (03) Apprl of Materials	09.03.00	A
DN/1999/0182	"	Demolish 4 Bed Bungalow	18.11.99	APP

DATE OF COMPLETION

MINISTRY DECISION 0/49/60 - APPEAL GRANTED - 5.10.61

SPECIAL ORDERS PD. ENQ - ALTERATIONS - 6.12.95 T.P.O. 781/96

DRAINAGE

091074

05.JUN.2000* 1687

1789/a

SECTION 66 CERTIFICATE

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

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

05.JUN.2000* 1687

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

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.

Agricultural Holdings Certificate

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

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 ..... (LANDESIGN)

On behalf of ..... L. DEAN

Date 2/6/2000

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

05.JUN.2000* 1687

1.	APPLICANT'S NAME	MR L. DEAN
	ADDRESS	293 NINE MILE RIDE
		FINCHAMPSTEAD, BERKS
	POST CODE	RG40 3NS PHONE 0118 9735842
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANDESIGN
	ADDRESS	9 PERKINS WAY
		WOKINGHAM, BERKS
	POST CODE	RG41 2TN PHONE 0118 9784165
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	86 HEATHERMOUNT DRIVE, EDGCUMBE PARK CROWTHORNE, BERKS
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		AMENDED PLANS FOR BUNGALOW CURRENTLY UNDER CONSTRUCTION
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.09 HECTARES
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	AH/H/254

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	[ ]	REDEVELOPMENT	[X]
ERECTION OF NEW BUILDING	[X]	ALTERATION or EXTENSION	[ ]

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	[ ]	See question 10
FULL PERMISSION	[X]	
APPROVAL OF DETAILS/RESERVED MATTERS	[ ]	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	[ ]	State period required
RELAXATION OF CONDITIONS	[ ]	State relevant application number Conditions to be relaxed

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

EXTERNAL APPEARANCE	[ ]	SITING	[ ]
MEANS OF ACCESS	[ ]	DESIGN	[ ]
		LANDSCAPING	[ ]

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/NO XXX

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/NO XX

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

TO MATCH

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO XX

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

EXISTING NO CHANGE

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES - ACCESS THROUGHOUT

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	ONE / *	/ *	ONE /
FLAT/MAISONETTE	/ *	/ *	/
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/NO XXX

If YES, complete Part 2 of the form

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?

YES/NO XXX

If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

NIL (Repeat application 99/70811)

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED (ANDESIGN) ON BEHALF OF L. DEAN DATE 2/6/2000

Before submitting the application check that it is complete, that all questions have been answered 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. See "NOTES TO HELP APPLICANTS".

05 JUN 2000* 1687



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Development Control Section, Environmental Services, Wokingham District Council.
12 June 2000

Scale: 1 : 1250

N
W E
S