APPLICATION NO:
F/2000/2740

LOCATION:
Copse Corner Timberley Place, Crowthorne.

APPLICANT:
Mr & Mrs J Emeny C/O John F Davies

PROPOSAL:
Proposed erection of replacement garage plus demoltiion of existing garage.

EARLIEST DATE FOR DECISION: **08/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
01/01/2001

CASE OFFICER: **Farah Humayun**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs J Emeny
C/O John F Davies
13 Deepdale
LONDON
SW19 5EZ

Application Number: F/2000/2740

Parish: **FINCHAMPSTEAD**

Location: **Copse Corner, Timberley Place, Crowthorne**

Proposal: **Proposed erection of replacement garage plus demolition of existing garage. Replacement of existing boundary fence (fronting Lower Wokingham Road) with a new 2.4 metre high fence.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. The existing trees along the west boundary shall not be removed without the permission in writing of the Local Planning Authority.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To safeguard the visual amenities of neighbouring properties and the locality.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1
South East Area Local Plan Policies SBE1, SBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell
Development Control Manager
Date: 19/12/2000

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	2740 FH
BUILDING CONTROL NUMBER.	FP2001/1671 Brian
~~APPLICANT~~/AGENT	Mr J. F. Davies
ADDRESS OF SITE	Copse Corner Timberley Place Lower Wokingham Rd. FINCHAMPSTEAD
DESCRIPTION OF PROPOSED WORK	replacement detached garage demolish existing garage.

DRAWING NUMBERS	BC	DC
BLOCK PLAN	763/2	763/1
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/12/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - personal side garage door.	
DATE	22/3/01	

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	

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 14 November 2000

Application Number: F/2000/2740

Proposal: Proposed erection of replacement garage plus demoltiion of existing garage.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Copse Corner, Timberley Place, , Crowthorne.

Applicant:
Mr & Mrs J Emeny C/O John F Davies.

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).

C049, R049.

Signed: _____ **Print name:** Adam Coggins
22/11/00

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/2740

Applicant : Mr & Mrs J Emeny C/O John F Davies.

Location : Copse Corner, Timberley Place, , Crowthorne.
Proposal : Proposed erection of replacement garage plus demoltiion of existing garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		29/11/00

Date of Neighbour Notifications : .....

Date of Site Visit : 29/11/00

Date Registered : 06/11/2000

Earliest Date for Decision : 08/12/2000

Latest Consultation Date/Site Notice Expiry Date : 08/12/2000

This application will have expired on: 01/01/2001. 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 :

Finchampstead Parish Council - No objections
Highways - Recommend approval subject to conditions

Planning Issues :

* Impact upon neighbouring properties
* Impact upon street scene.

Application Number: F/2000/2740

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is prop. erection of replacement garage plus demolition of existing garage. The prop. garage has a pitched roof design which stands at 5.1 m to the ridge and 2.5 m to the eaves.

The garage is set back by approx 4 metres from the existing location and is 6.7 m in length. The prop garage will be situated approx 30 metres from the adjacent neighbour which has the view screened by the detached garage also. Therefore it is not considered that prop. garage will have an adverse impact upon the residential amenity of neighbouring properties.

IMPACT UPON THE STREET SCENE

The property is located as the first property in the cul de sac. There is a gradient slope away from the property towards Cascade House. It is considered that the setting back of the garage from the entrance + highway will improve the character of the area.

The property is well screened by tall trees, particularly to the west boundary. Due to the high trees it is considered that the replacement of the boundary fence to 2.4 metres will not a significant detrimental impact upon the character of the area. Although the prop. fence will be 65 cm's taller than existing the neighbouring property is also surrounded by close boarded fencing for approx 40-50 metres. Therefore it is not considered that that which is proposed will have a significant enough of a detrimental impact upon the street scene.

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

Application Number F/2000/2740
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4			THE EXISTING TREES ALONG THE WEST BOUNDARY
			SHALL NOT BE REMOVED WITHOUT THE
			PERMISSION IN WRITING OF THE LOCAL PLANNING
			AUTHORITY
		R08	TO SAFEGUARD THE USUAL AMENITIES OF
			NEIGHBOURING PROPERTIES AND THE LOCALITY.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WO03, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES:

19/12/00

RECORD OF SITE VISIT

SITE ADDRESS: Copse Corner
Timberley Place Crowthorne.

APPLICATION NUMBER: F/2000/2740

OFFICER: Farah Humayun

DATE OF SITE VISIT: 29/11/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - FRT OF HOUSE + ENTO ESTATE

2. DESCRIPTION OF SURROUNDINGS

RES - LARGE DET PROPERTIES IN CUL DE SAC.

3. DESCRIPTION OF SITE/BUILDING

DET GARAGE TO DET HOUSE. LARGE TREES TO SIDE OF GARAGE, AND TO REAR OF EXISTING FENCE. EXISTING GREENHOUSE + SHED BEHIND GARAGE NEIGH PROP @ GOOD DISTANCE AWAY WITH DET GARAGE IN BETWEEN.

VIEW OF FRT FACING MOST PROMINENT. + FROM CARPORT HOUSE.

4. RELATIONSHIP TO ADJOINING PROPERTIES

- FENCING CANNOT BE SEEN FROM UPHILL PLNTS DUE TO SLOPING DOWN OF LEVELS TOWARDS CARPORT HOUSE.
FENCE COULD AT PRESENT PAST THROUGHWOOD. NOT SCREENED FROM ROADSIDE OR MAYBE INAPPROPRIATE.

5. SITE CONSTRAINTS

TREES LARGE PINES TO SIDE + REAR.

ACCESS/PARKING

LEVELS - SLOPES DOWN BEHIND GARAGE.

BOUNDARY TREATMENT 2M - 1M BRICK WALL TO FRONT.

OTHERS

FROM: Farah Humayun

DATE: 14 November 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/2740

Proposal: Proposed erection of replacement garage plus demoltiion of existing garage..

Site Address: Copse Corner, Timberley Place, , Crowthorne.

Applicant: Mr & Mrs J Emeny C/O John F Davies.

Your observations are required in respect of this application **by 08/12/2000** .

Parish council has no objections to this application

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
28 NOV 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: C S Cole pr WW DATE: 23/11/00

Clerk To Finchampstead Parish/Town Council.

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

Tel: 0118 974 6482

Date: **14 November 2000**

My ref: F/2000/2740

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/2000/2740
Copse Corner, Timberley Place, , Crowthorne.
Proposed erection of replacement garage plus demoltiion of existing garage.

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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2740**
Copse Corner, Timberley Place, , Crowthorne.
Proposed erection of replacement garage plus demoltiion of existing garage.
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 6482

Date: **14 November 2000**

My ref: F/2000/2740

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
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2740
Copse Corner, Timberley Place, , Crowthorne.
Proposed erection of replacement garage plus demoltiion of existing garage.

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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/2740**
Copse Corner, Timberley Place, , Crowthorne.
Proposed erection of replacement garage plus demoltiion of existing garage.
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/2000/2740

Proposal:
Proposed erection of replacement garage plus demoltiion of existing garage.

Location:
Copse Corner, Timberley Place, , 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/12/2000. 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

14 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 06 NOV	Map No. 116 Site ...012..
Officer: FH | Application No. F/2000/2740	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED ERECTION OF REPLACEMENT GARAGE PLUS DEMOLITION OF EXISTING GARAGE

Location: COPSE CORNER TIMBERLEY PLACE, LOWER WOKINGHAM ROAD

Parish: ~~WOKINGHAM~~ FINCHAMPSTEAD. Ward: Finch South 14.11.2000

Applicant: MR/MRS J. Emery

Fee Received 95-00 (3) 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		
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	~~HGHT~~		
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 : 14.11.2000 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: 2x S/N One on lower wok. Rd + one on Timberley Place.

Harleyford
Huntover
Fleetwood HSe } lower Wokingham Rd. ✓

Timberley
Rhone HSe
Linden HSe
3 } Timberley Place.

12 + 14 Shepherds way.

06.NOV.2000* 2749

John F. Davies Dipl. Arch. (Hons)
13 Deepdale, London, SW19 5EZ.
telephone 020 8946 0023

Environmental Services Dept:
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

2nd November 2000

Dear Sirs

Copse Corner, Timberley Place, Crowthorne.

My clients have instructed me to make a Planning Application to replace two elements of their property, that I believe you have recently given Planning Permission too.

1. As the existing Garage is too near the entrance gates, it is not convenient to turn from the narrow access road, and line up to get into the existing garage, particularly as there are two narrow doors divided by brick pier. They therefore intend to demolish the existing garage, and to construct a new one two a similar design, further back on the site.

2. My clients are suffering considerable noise from the traffic using Lower Wokingham Road and therefore intend to take down the existing timber fence which is about 1675mm high and replace it with a sound deading fence, constructed of two layers of timber boarding 2400mm high, with an infill of rockwool, This new fence will be dominated by the existing tall trees along the boundary.

I herewith enclose the following:-

1. Six copies of your Planning Application form duly completed.

2, Six copies of my Drawing 763/1

3. My clients cheque for £95.00.

Yours faithfully

John F Davies

1764

ADDRESS COPSE CORNER, TIMBERLEY PLACE LOWER WOKINGHAM ROAD PARISH LINCHAMPSTEAD

PLOT No. 1 ORD. SHEET No. 116

BUILDER NHB

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/55/70	RENWAY	2 RES. DEV.	14.5.70	CA
16442	"	RES. DEV.	22.10.81	WITHDRAWN
26627	MR. P. SIMKINS	2 "	4.12.86	CA LA
28300	RANDALL HOMES	DET. HOUSE & GARAGE	6.8.87	CA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

06.NOV.2000 * 2749

Environmental Services

For office use only.
Application number: 06.NOV.2006* 2748

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 J. EMENY
	Address and postcode	COPSE CORNER TIMBERLEY PLACE CROWTHORNE. BERKS
	Phone number	01344 775547
2	Agent's Name	JOHN F. DAVIES
	Address and postcode	13 DEEPDALE LONDON SW19 5EZ
	Phone number	020 8946 0023
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.	COPSE CORNER TIMBERLEY PLACE LOWER WOKINGHAM ROAD CROWTHORNE BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	REBUILDING OF EXISTING GARAGE REPLACEMENT OF EXISTING FENCE

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.	GARAGE: SAME AS EXISTING BRICKS AND TILES TO MATCH HOUSE FENCE: SAME AS EXISTING TIMBER
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? NA	Existing:	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: M Davis

on behalf of MR & MRS J. EMENY

Date 2.11.2000

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



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
10 November 2000 Scale: 1 : 1250

N W E S