S/W SN-

APPLICATION NO:
**F/2000/2741**

LOCATION:
**7 St. Andrews Close, Crowthorne.**

APPLICANT:
**Mrs Davies**

PROPOSAL:
**Proposed single storey rear extension to dwelling to from conservatory.**

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

**APPLICATION WILL HAVE EXPIRED ON:**
**28/12/2000**

CASE OFFICER: ~~Heather Morgan~~
Farath Hurmayan

RAILEX
Marbleboard

EASIFILE EP7

# WOKINGHAM DISTRICT COUNCIL

**TOWN AND COUNTRY PLANNING ACTS**

**Notification of Approval of Permission**

**Mrs Davies**
**7 St. Andrews Close**
**Crowthorne**
**Berkshire**
**RG45 6UP**

**Application Number: F/2000/2741**

| | |
|---|---|
| **Parish:** | **WOKINGHAM WITHOUT** |
| **Location:** | **7, St. Andrews Close, Crowthorne.** |
| **Proposal:** | **Proposed single storey rear extension to dwelling to from conservatory.** |

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.

**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.

**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.

Loddon Area Local Plan Policies LBE1.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

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.**

**WORK SHEET FOR :** Heather Morgan

**Application Number :** F/2000/2741

**Applicant :** Mrs Davies .

**Location :** 7, St. Andrews Close, , Crowthorne.
**Proposal :** Proposed single storey rear extension to dwelling to from conservatory.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| ✓ | | 29/11/00 . |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 29/11/00

**Date Registered : 02/11/2000**

**Earliest Date for Decision : 08/12/2000**

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

**This application will have expired on: 28/12/2000. 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 :***

WINKFIELD WITHOUT PC - No objections.

**Planning Issues :**

* IMPACT UPON NEIGHBOURING PROPERTIES .

**Application Number: F/2000/2741**

**Appraisal :**

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is prop. single storey rear extension to dwelling to form conservatory. The conservatory has a pitched roof design which stands at 2.2 metres to the eaves and 3.3 metres to the pitch.

The conservatory extends 2.75 metres from the rear of the existing property. To the east side the prop. dev will be screened by the detached garage of the property. To the west side the flank wall of the neighbouring property faces the rear garden of N57. However there are no side facing windows. Therefore it is not considered that the prop. dev will have an adverse impact upon the neighbouring properties.

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

**Application Number F/2000/2741**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1 | C001 | R001 | |
| 2 | C014 | R014 | |
| | | | |
| | | | |
| | |

# RECORD OF SITE VISIT

**SITE ADDRESS:** 7 St. Andrews Close Crowthorne.

**APPLICATION NUMBER:** F/2000/2741

**OFFICER:** Heather Morgan

**DATE OF SITE VISIT:** 29/11/00

**1 SITE/STATUTORY NOTICE DISPLAYED ?** YES. FRI WALL.

**2. DESCRIPTION OF SURROUNDINGS**

RES.

**3. DESCRIPTION OF SITE/BUILDING**

2 STOREY DETACHED ~~DWG~~ GARAGE.
V. SIMILAR DESIGN TO ALL IN STREET.

**4. RELATIONSHIP TO ADJOINING PROPERTIES**

SCREENED TO SIDE BY DETACHED GARAGE
NO 6 STEPPED FORWARD - NO SIDE FACING WINDOWS.
NO PROP. TO REAR - HIGH TREES - NO OVERLOOKING TO/FR.

**5. SITE CONSTRAINTS**

**TREES** AS ABOVE

**ACCESS/PARKING**

**LEVELS** - SLOPES UP TO REAR OF GARDEN.

**BOUNDARY TREATMENT** 1.8M CB FENCE TO REAR & SIDE.

**OTHERS** CONTS TO FRONT WITH SIDE GATES.

01344762283

35204. PH

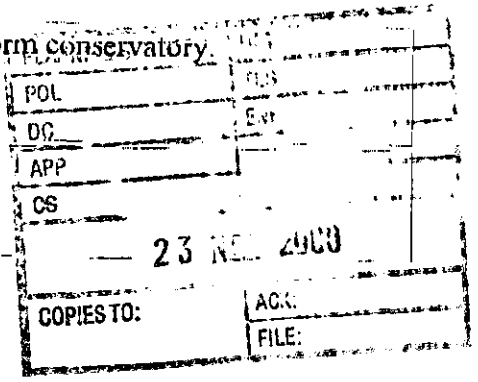
# Wokingham Without Parish Council Consultation Sheet

**Officer** Heather Morgan

**No** F 2000 2741

**Proposal** single storey rear extension to dwelling to form conservatory.

**Site** 7 St.Andrews Close, Crowthorne.




**Committee's Comments**

No objections.

**Signed :**
**Clerk to Wokingham Without Parish Council**

22 November 2000

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

Tel: (0118) 974 6446

Date: **14 November 2000**

My ref: F/2000/2741

**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/2000/2741**
**7, St. Andrews Close, , Crowthorne.**
***Proposed single storey rear extension to dwelling to from conservatory.***

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 **Heather Morgan** on **(0118) 974 6446**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Heather Morgan** Application Number: **F/2000/2741**
**7, St. Andrews Close, , Crowthorne.**
***Proposed single storey rear extension to dwelling to from conservatory.***
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**********

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

Tel: (0118) 974 6446

Date: **14 November 2000**

My ref: F/2000/2741

**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*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*John Mitchell*

John Mitchell
Development Control Manager

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**7, St. Andrews Close, , Crowthorne.**
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lewis

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

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

Tel: (0118) 974 6446

Date: **14 November 2000**

My ref: F/2000/2741

**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
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John Mitchell
Development Control Manager

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**7, St. Andrews Close, , Crowthorne.**
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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

**Received by Wokingham District Council**

# Application No: F/2000/2741

**Proposal:**
Proposed single storey rear extension to dwelling to from conservatory.

**Location:**
7, St. Andrews 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. 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 Heather Morgan 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: | 22 NOV 2000 |
| Officer: MM | Application No. F/2000/2741 |

**Map No.** 108. **Site** 0.04
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 7 ST ANDREWS CLOSE

Parish: WOK W/OUT Ward: WOKINGHAM WITHOUT
14.11.00

Applicant: MRS DAVIES

**Fee** Received 95.00 Required ..... Additional ..... Refund .....

(7)
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 : ..14.11.00.... 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:

S/N + 57, 59, 61 Heathermount Drive
3, 6, 8 St. Andrews Close
39, 41, 43, 45 Merryman Drive ✓

# Environmental Services

For office use only.
Application number:

## 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<br>Address<br>and postcode<br><br>02.NOV.2000* 2741<br><br>Phone number | MRS J. DAVIES<br>7 ST ANDREWS CLOSE<br>CROWTHORNE<br>BERKSHIRE<br>RG45 6UP<br>01344-774610 (WORK: 01344-352041) |
| | Agent's Name<br>Address<br>and postcode<br><br><br>Phone number | N/A |
| 3 | Site<br>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. | ABOVE ADDRESS |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | SMALL VICTORIAN STYLE CONSERVATORY TO REAR OF PROPERTY AGAINST LOUNGE FRENCH WINDOWS |
| 5 | Are there any trees on the site?<br>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. | BRICK BASE TO MATCH HOUSE<br>BRICKS. DARK WOODGRAIN UPVC WINDOW FRAMES TO MATCH HOUSE |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>If Yes, please show details of any changes on the plans. | Yes ☐ No ☑ |

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?<br>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).<br>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: Jennifer Lewis

on behalf of

Date 11/10/2000

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

1764

ADDRESS 7 ~~Vetunia~~ St. Andrews' Close

PARISH Work/Without

PLOT No. 198 III

ORD. SHEET No. PU 8365 /

BUILDER Renamed 6.689

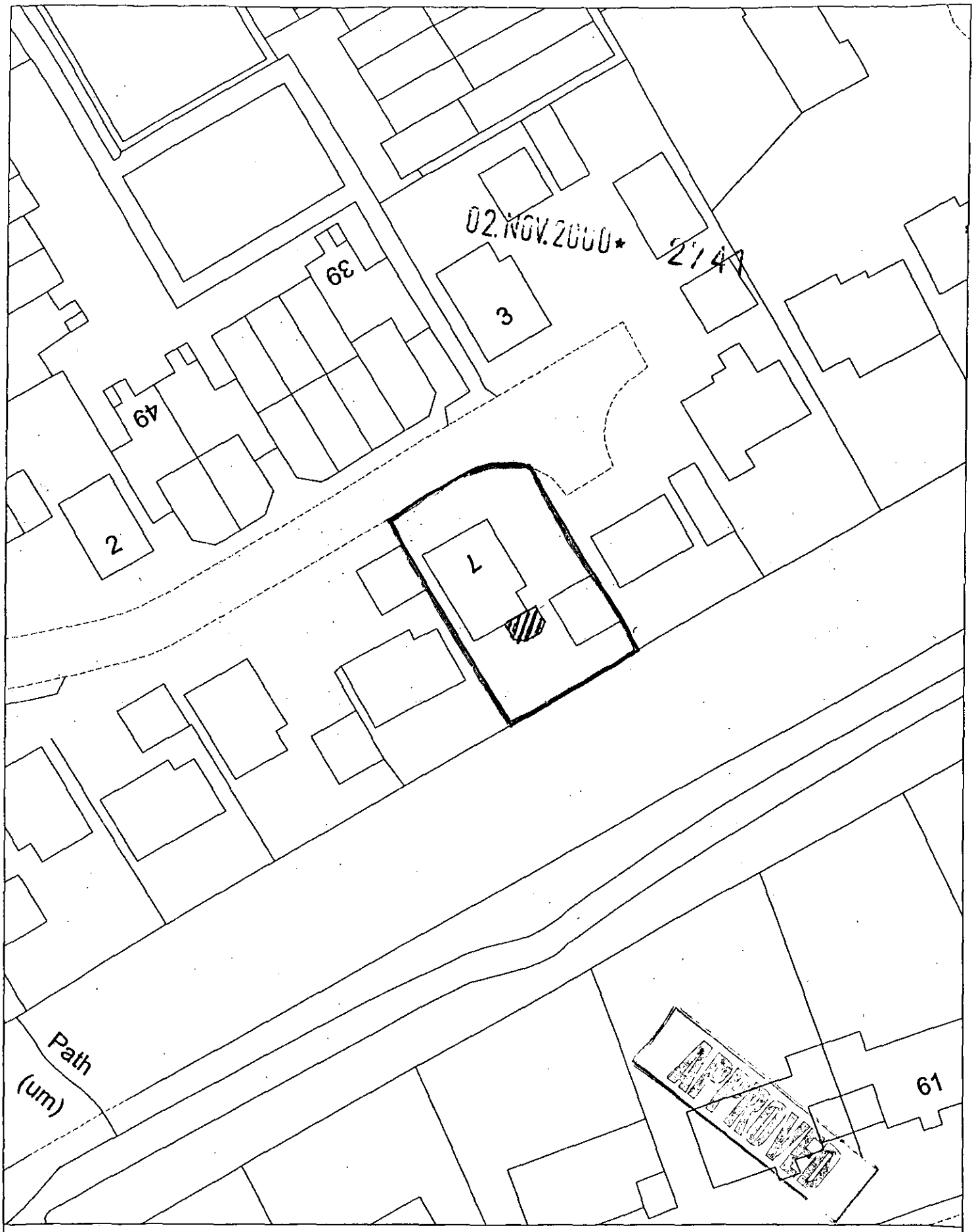
| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 19036 | LAING | O/L. | 22-9-83 | C/ |
| 29675 | " | DET. HOUSE & GARAGE | 17.3.88 | C/ |
| BRA 5599 | " | " | 15-8-88 | APP |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 242/83

DRAINAGE




Site Plan, Scale: 1 to 500

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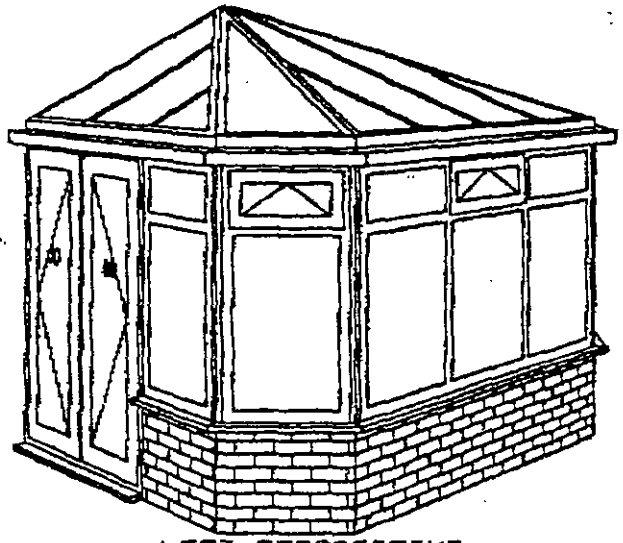
Date: 11 October 2000

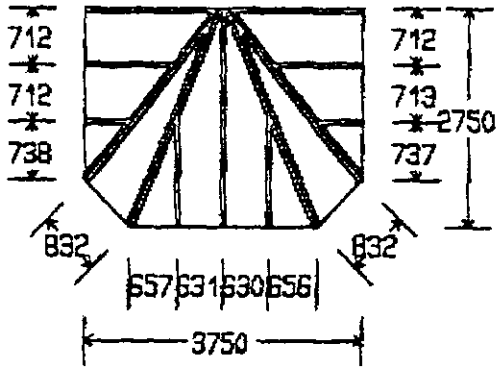
N
W E
S

Drawing No: 7/3

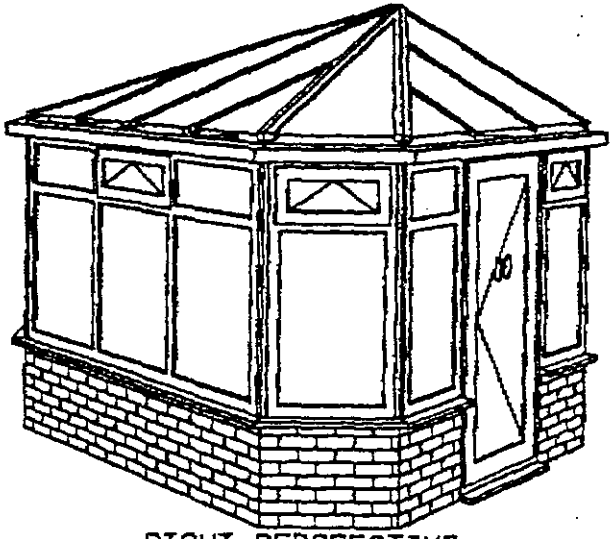
7 St Andrews Close



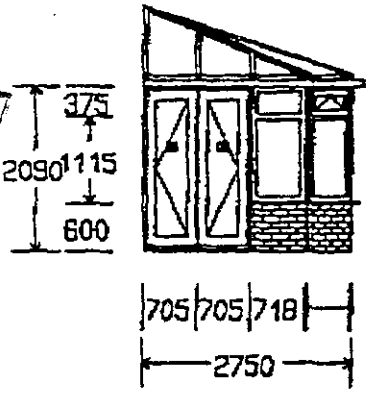
LEFT PERSPECTIVE



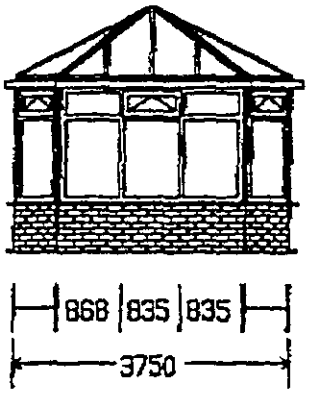

ROOF PLAN



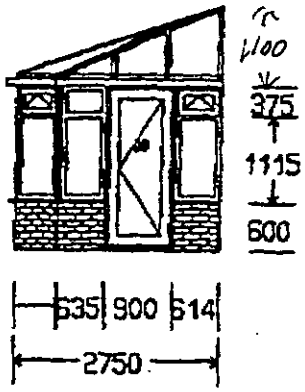
RIGHT PERSPECTIVE




LEFT ELEVATION




FRONT ELEVATION

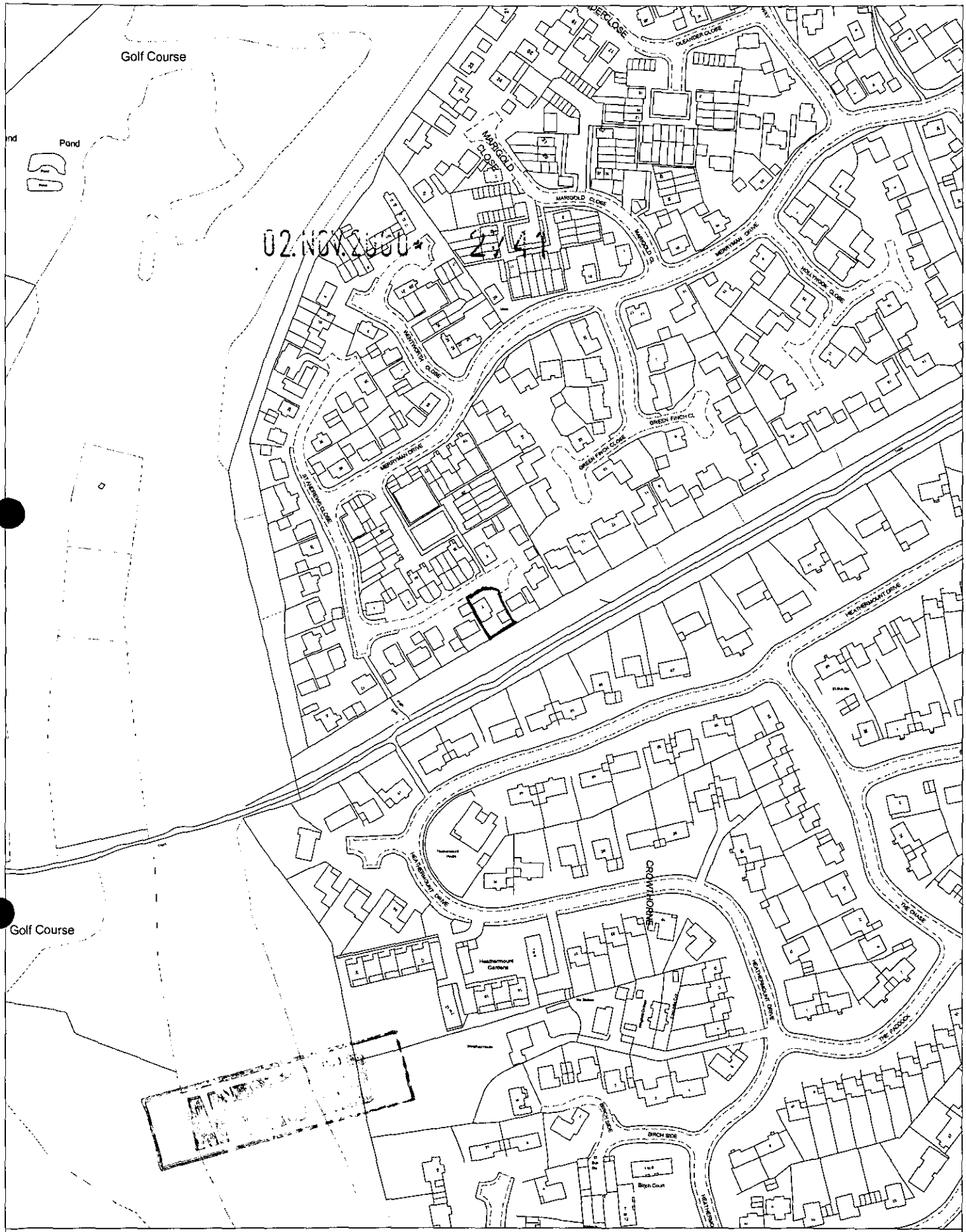



RIGHT ELEVATION

02 NOV 2000 * 2741

Drawing No: 7/5

7 St Andrews Close




02 NOV 2000

Site Plan, Scale: 1 to 2500

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Date: 11 October 2000

N
W E
S

Drawing No: 7/4

7 St. Andrews Close