APPLICATION NO.

F/2002/8122

LOCATION:
53 Ellis Road, Crowthorne.

APPLICANT:
Mr D Cheetham C/O Anderson & Associates

PROPOSAL:
Proposed raising of roof to provide rooms in loft space plus single storey front extension to dwelling.

EARLIEST DATE FOR DECISION: **03/01/2003**

APPLICATION WILL HAVE EXPIRED ON: 29/01/2003

CASE OFFICER: **Louise Smith**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Cheetham
C/O Anderson & Associates
19 Forest Hill
Tilehurst
Reading
Berks

Application Number: F/2002/8122

Parish: **WOKINGHAM WITHOUT**

Location: **53, Ellis Road, Crowthorne.**

Proposal: **Proposed raising of roof to provide rooms in loft space plus single storey front 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 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) no additional windows or similar openings shall be constructed in the side elevations of the roof of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The velux windows in the roof of the proposed development shall have a sill/base level of not less than 1.8 metres above internal floor level, and be permanently so retained thereafter.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To help prevent the overlooking of and loss of privacy to the occupiers of the adjacent property.

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 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

T. G Watson

Trevor Watson
Development Control Manager
Date: 27/01/2003

Notice checked by: _____

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 6443 (Direct Line)

Date. 26 March, 2004

My ref. MT/FP/2004/5026

F/2002/8122

Mr D Cheetham
C/o Mr P Doudney
PDA Architects
The Hayloft Pankhurst Farm
Bagshot Road
West End
GU24 9QR

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 Mr Cheetham,

53 ELLIS ROAD CROWTHORNE

Thank you for your Building Regulations Application Number FP/2004/5026 received on 19 February 2004.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The planning officer considers that the proposal is materially different from the Approved Planning Number F/2002/8122 in that extra volume has been created on the building regulations drawings by using a different roof arrangement. This discrepancy cannot be dealt with as a minor amendment.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 16 April 2004. I should point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6502.

Yours sincerely

Mary Thompson
Development Control/Building Control Liaison Officer

WORK SHEET FOR : Louise Smith

Application Number : F/2002/8122

Applicant : Mr D Cheetham C/O Anderson & Associates.

Location : 53, Ellis Road, , Crowthorne.
Proposal : Proposed raising of roof to provide rooms in loft space plus single storey front extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 04/12/2002

Earliest Date for Decision : 03/01/2003

Latest Consultation Date/Site Notice Expiry Date : 03/01/2003

This application will have expired on: 29/01/2003. 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 :

Planning Issues :

Application Number: F/2002/8122

Appraisal :

The site is a small, detached bungalow situated in a long plot, within the identified settlement boundary of Crathorne.
Planning Permission (F/2002/2884) for s/s front + rear extensions and raised roofline with dormer windows was refused and dismissed at appeal due to adverse impact on street scene and neighbouring dwellings. A subsequent applicatio - (F/2002/6183) which proposed a smaller scale development to the previous scheme was refused on street scene and overlooking issues.
The application being considered here proposes s/s front and rear extension and raised roofline with velux windows as opposed to dormer extensions (which formed the principle reasons for refusal on previous schemes)

Impact on Neighbouring Properties:
There are no principle windows to habitable rooms in the side elevations of either adjacent properties. The proposed velux windows to the side elevation of the application dwelling can be conditioned at 1.8m (still) above floor level to avoid significant overlooking. The proposed single storey rear extension would be set in from the side boundaries and only project 3m to the rear of the dwelling. Given that the roofline would be fully hipped, no significant overbearing or loss of light impacts are considered.

The single storey front extension would project ≤3.5m forward of No. 55, however given the spacing between the dwellings it is not considered overbearing. There would be no significant loss of light impacts and the area to the front of the neighbouring properties is not considered important amenity space.

Impact on Street Scene:
There are a mixture of dwelling types along Ellis Road and the building line is staggered. The proposed dwelling with gable ~~end~~ façade and high roofline would not detract from the character of the

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

Street Scene. The dormer windows which were the subject of the former appeal have been removed from the current application. The proposed s/s front extension would not detract from the staggered building line along Ellis Rd.

Application Number F/2002/8122
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	side elevations of the roof of the ~~[illegible]~~ dwelling
4		C:	The velux windows in the roof of the proposed development shall ~~be of the type~~ have a sill level (base) of not less than 1.8m above internal floor level, and be permanently so retained thereafter.
		R:	To help prevent the overlooking of and loss of privacy to the occupiers of the adjacent property

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBE1 SBE2 STU1
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1 WOS3 WOS2
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	GN1
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: pp T.S. Andrews
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 23/1/03

RECORD OF SITE VISIT

SITE ADDRESS: 53 Ellis Road Crowthorne.

APPLICATION NUMBER: F/2002/8122

OFFICER: Louise Smith

DATE OF SITE VISIT: 16/12/2

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS

Res Rd - mix of dwellings - 2/S + bung's predominantly detached - set back from Rd fringed w/ trees

3. DESCRIPTION OF SITE/BUILDING

Sm. bungalow set adj to 2/S house + bungalow either side.
large conifer trees to front of site

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 51 - 2/S house No 55 - bungalow.
similar building line

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 3

LEVELS even

BOUNDARY TREATMENT rear sides 2m high cb fencing.
front - hedge small conifer trees.

OTHERS

Wokingham Without Parish Council Consultation Sheet

Officer	Louise Smith
No	F 2002 8122
Proposal	raising of roof to provide rooms in loft space plus single storey front extension to dwelling.
Site	53 Ellis Road, Crowthorne.

PLANNING SERVICES	HPT
POL	TLS
DC	[illegible]
APP	

19 DEC 2002

COPIES TO	[illegible]

Committee's Comments

No comments.

Signed : _____
Clerk to Wokingham Without Parish Council

17 December 2002

Wokingham Without Parish Council Consultation Sheet

Officer Louise Smith

No F 2002 8122

Proposal raising of roof to provide rooms in loft space plus single storey front extension to dwelling.

Site 53 Ellis Road, Crowthorne.

17 DEC 2002
COPIES TO
FILE

Committee's Comments

No comments.

Signed :
Clerk to Wokingham Without Parish Council

17 December 2002

04 DEC 2002

Application Number : F/2002/8122	Map No : 10
Case Officer : LS	Site Area : 0.06
Valid Date : 4/12/02	Re[illegible]

WOKINGHAM UNITARY
Aiming for Excellence

Level : Delegated Application

Description : Proposed raising of roof to provide rooms in loft space plus single storey front extension to dwelling.

Location : 53, Ellis Road, , Crowthorne.

Parish : WT Ward : WOK

Applicant : Mr D Cheetham C/O Anderson & Associates.

Fee Required: £0 Fee Received: £0 resubmission 6183 refused

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

WOKINGHAM UNITARY
Aiming for Excellence

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

S/N & site map

Including:

- Mrs B Green 55 Ellis Road
- Occupier of 51 Ellis Road.

No pre-app.

Received by Wokingham District Council

Application No: F/2002/8122

Proposal:
Proposed raising of roof to provide rooms in loft space plus single storey front extension to dwelling.

Location:
53, Ellis Road, , 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8122 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/01/2003. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

10 December 2002

Organisation_Name	Building_Name	address1	Postcode
		51ELLIS ROADCROWTHORNE	RG45 6PR
		53ELLIS ROADCROWTHORNE	RG45 6PR
		55ELLIS ROADCROWTHORNE	RG45 6PR
		60ELLIS ROADCROWTHORNE	RG45 6PT
		66ELLIS ROADCROWTHORNE	RG45 6PT
		33LEA CROFTCROWTHORNE	RG45 6RJ
		35LEA CROFTCROWTHORNE	RG45 6RJ
	PENDENNIS	PENDENNISELLIS ROADCROWTHORNE	RG45 6PT
		43ELLIS ROADCROWTHORNE	RG45 6PR

Neighbours list F/2002/8122

RE-SUBMISSION

Environmental Services

For office use only.
Application number: 04 DEC 2002 8122

Householder planning application form

04 DEC 2002

8122

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 D. CHEETHAM
	Address and postcode	53 ELLIS RD, CROWTHORNE, BERKSHIRE RG11 6PR
	Phone number	
2	Agent's Name	ANDERSON & ASSOC.
	Address and postcode	19 FOREST HILL TILEHURST READING
	Phone number	07973 794382
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 ADDRESS IN NOTE 1 ABOVE.
4	Give brief details of the proposal for example, two storey side extension. About the application	LOFT WITH ROOF ALTERATIONS & INTERNAL ALTERATIONS & GARAGE
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 ☐ NO TREES TO BE CUT DOWN
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TILES & BRICKS TO MATCH EXISTING
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 ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 3
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
	N/A	

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR. D. CHERTHAM

Date 30/11/02.

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

THISTLEDOWN ATHENA

ADDRESS 53 ELLIS ROAD

PARISH WOK / WITHOUT

PLOT No.

ORD. SHEET No. SU. 8363 108

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/562/70	MR. E.P. RAINER	CAR-PORT AT FRONT	6-1-71	REF.
BRA5464 -	MR. S. BURT	LOFT CONVERSION	22.11.88	REF APP
F/2000/2884	Mr. Cheetham	R/ext - raising of roof with dormer ends + F/ ext. to garage	12.3.01	REF
F/2002/6183	Mr cheetham	S/st fr. ext to form gar, loft conv + side dorm ext	9.5.02	Ref
F/2002/8122	" "	raising of roof to provide rooms in loft space + S/st fr. ext		

DATE OF COMPLETION

MINISTRY DECISION 2884 Appeal Dismissed 5.12.01

SPECIAL ORDERS PD Enq - Anderson - Exts. - 23/6/00 -

DRAINAGE

091074