APPLICATION NO:
F/2000/1497

LOCATION:
1 Hillary Drive, Crowthorne.

APPLICANT:
Mr K Thexton C/O Andesign

PROPOSAL:
Proposed raising of roof of dwelling and formation of first floor plus single storey rear extension

EARLIEST DATE FOR DECISION: **19/06/2000**

APPLICATION EXPIRY DATE: **07/07/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr K Thexton
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2000/1497

Parish: **WOKINGHAM WITHOUT**

Location: **1, Hillary Drive, Crowthorne.**

Proposal: **Proposed raising of roof of dwelling and formation of first floor plus single storey rear extension**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason

1. The proposed 1st floor extension would have 3 windows in its rear elevation, adjacent to No.78 Ellis Road. It is considered that the degree of overlooking and consequent loss of privacy from the proposed 2 bedroom windows into the rear of No.78 Ellis Road would be unacceptable. It is therefore considered that the proposed 1st floor extension would have an adverse negative impact upon the living conditions of the residents of No.78 Ellis Road, contrary to Policies SBE2 of South East Area Local Plan and WBE1 of the Wokingam District Local Plan (Deposit Draft).

John Mitchell

John Mitchell
Development Control Manager
Date: 06/07/2000

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.

Received by Wokingham District Council

Application No: F/2000/1497

Proposal:
Proposed raising of roof of dwelling and formation of first floor plus single storey rear extension

Location:
1, Hillary 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 19/06/2000. 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

26 May 2000

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

Tel: (0118) 974 6451

Date: **26 May 2000**

My ref: F/2000/1497

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/2000/1497
1, Hillary Drive, , Crowthorne.
Proposed raising of roof of dwelling and formation of first floor plus single storey rear extension

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,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1497**
1, Hillary Drive, , Crowthorne.
Proposed raising of roof of dwelling and formation of first floor plus single storey rear extension
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: **26 May 2000**

My ref: F/2000/1497

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
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1497**
1, Hillary Drive, , Crowthorne.
Proposed raising of roof of dwelling and formation of first floor plus single storey rear extension
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: **26 May 2000**

My ref: F/2000/1497

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/2000/1497
1, Hillary Drive, , Crowthorne.
Proposed raising of roof of dwelling and formation of first floor plus single storey rear extension

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If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1497**
1, Hillary Drive, , Crowthorne.
Proposed raising of roof of dwelling and formation of first floor plus single storey rear extension
*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**********

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 26 May 2000

Application Number: F/2000/1497

Proposal: Proposed raising of roof of dwelling and formation of first floor plus single storey rear extension

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
1, Hillary Drive, , Crowthorne.

Applicant:
Mr K Thexton 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).

Conditions

SC: 23 – (Parking & Garaging).

SR: 06.

Stephanie Knowles.

13/06/00.

FROM: Elaine Connor

DATE: 26 May 2000

PLANNING SERVICES	HPT
POL	
DC	
APP	
CS	

WOKINGHAM WITHOUT PARISH CONSULTATION SHEET

COPIES TO:

Application Number: F/2000/1497

Proposal: Proposed raising of roof of dwelling and formation of first floor plus single storey rear extension.

Site Address: 1, Hillary Drive, , Crowthorne.

Applicant: Mr K Thexton C/O Andesign.

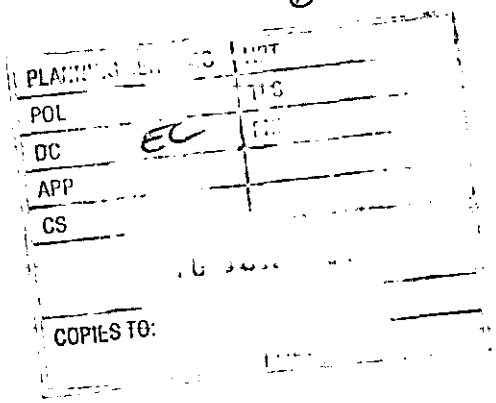
Your observations are required in respect of this application **by 19/06/2000** .

F/2000/1497 Object - a majority of the committee felt the proposal to be out of scale and style with surroundings.

SIGNED: _____ DATE: 13/06/00

Clerk To Wokingham Without Parish/Town Council.

SPS



MARK ANDREW DARBY
78, ELLIS ROAD
CROWTHORNE
BERKSHIRE
RG45 6PW.

14th JUNE 2000.

APPLICATION NO - F/2000/1497.

Dear Sirs,

I WOULD LIKE TO MAKE YOU AWARE OF MY VIEWS REGARDING THE PROPOSED EXTENSION NO 1, HILLARY DRIVE, CROWTHORNE.

I AM CONCERNED THAT IF PLANNING APPROVAL IS GRANTED THE EXTENSION WILL RESULT IN A COMPLETE LACK OF PRIVACY AS THE 1st FLOOR WINDOWS WILL LOOK DIRECTLY INTO MY GARDEN AND PROPERTY, AND I ALSO BELIEVE THAT RAISING THE HEIGHT OF THE EXISTING BUILDING WILL RESULT IN A CONSIDERABLE LOSS OF LIGHT.

ADDITIONALLY I HAVE RECENTLY RECEIVED APPROVAL FOR PLANNING IN ORDER TO EXTEND MY OWN PROPERTY, WHEN CONSIDERING MY OPTIONS TO EXTEND I DECIDED NOT TO PURSUE THE OBVIOUS OPTION OF EXTENDING OUTWARD AND UPWARD ON THAT ADJOINING SIDE OF MY PROPERTY AS IT WOULD OF CAUSED A DETRIMENTAL EFFECT ON MY NEIGHBOURS LIGHT & PRIVACY.

I TRUST THAT ON THIS BASIS PLANNING WILL BE REFUSED AND I LOOK FORWARD TO RECEIVING CONFIRMATION

THAT THIS IS INDEED THE OUTCOME OF THE COUNCILS ENQUIRY.

Yours Sincerely.

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1497

Applicant : Mr K Thexton C/O Andesign.

Location : 1, Hillary Drive, , Crowthorne.
Proposal : Proposed raising of roof of dwelling and formation of first floor plus single storey rear extension

Site Notice Displayed ? :	YES	NO	DATE
	✓		14.6.00.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 12/05/2000

Earliest Date for Decision : 19/06/2000

Latest Consultation Date/Site Notice Expiry Date : 19/06/2000

Application Expiry Date: 07/07/2000

Consultation Responses :

P. COUNCIL : OBJECT - out of scale & style with surroundings.

HIGHWAYS : recommend cond. SC23 (SR06) 'Parking & garaging'

Planning Issues : IDENTIFIED SETTLEMENT

* IMPACT UPON ST. SCENE
* " " NEIGHB. PROPS

Application Number: F/2000/1497

Appraisal:

The scheme being considered in this application proposes raising the roof of the existing bungalow from 6m to 8m to form first floor accommodation, with front and rear dormer windows, and a single storey rear extension located to the rear of the existing integral garage.

Impact Upon the Street Scene:
The existing dwelling on site is a detached bungalow with an integral double garage. Hillary Drive is located within the settlement boundary, and contains a mixture of housing types.
The application site lies on the corner of Hillary Drive and Ellis Road. The site is not screened along its front boundary with Hillary Drive, and the existing dwelling is set back approximately 7m from the highway. Given the size and scale of the neighbouring dwelling to the NW of the application site, 'White Cottage,' and the distance of the dwelling from the juction with Ellis Road, it is not considered that the proposed extensions will have an adverse negative impact upon the street scene or character of the area.

Impact upon Neighbouring Properties
The proposed extension of the roof will have three windows in in the rear elevation at first floor level, which will overlook the rear of no.78 Ellis Road. Although one of the windows will serve an ensuite and will therefore be obscurely glazed, the other two windows will serve bedrooms. It is considered that these windows will directly overlook the private amenity area to the rear of no.78 Ellis Road. It is considered that the level of overlooking resulting would be unacceptable and will have an adverse negative impact upon the living conditions of the residents of this dwelling. As such the proposal is contrary to policy SBE2 of the South East Area Local Plan and policy WBE1 of the Wokingham District Local Plan (Deposit Draft).

RECOMMENDATION: Refusal

Had pre-app advice.
Apps told that scheme would be unacceptable if 1st fl. windows were kept in place due to overlooking.
Scheme was not revised.

Application Number F/2000/1497
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			~~The proposed raising of the roof~~
			~~to form 1st floor accommodation~~
			~~will have windows~~
			The proposed 1st floor extension would
			~~will~~ have 3 windows in its rear
			elevation, adjacent to no. 78
			Ellis Road. It is considered that
			the degree of overlooking from the
			proposed 2 Bedroom windows
			onto the rear of no. 78 Ellis Road
			would be unacceptable. It is therefore
			considered that the proposed 1st floor extension
			~~[illegible]~~ would have an adverse
			negative impact upon the living
			conditions of the residents of no. 78
			Ellis Road, contrary to policies SBE2 of
			SEALP and WBE1 of the WDLP (BD)

and unequal loss of privacy

John Murrell
6/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 1 Hillary Drive
Crowthorne.

APPLICATION NUMBER: F/2000/1497

OFFICER: Elaine Connor

DATE OF SITE VISIT: 14.6.00.

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
established residential area.
mixture of housing types

3. DESCRIPTION OF SITE/BUILDING
detached bungalow w. double garage (integral)

4. RELATIONSHIP TO ADJOINING PROPERTIES
1.8m fence surrounding site -

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2000/1497	Mr M A Darby 78 Ellis Road Crowthorne Berkshire RG45 6PW

App refused,
Letter sent 10/07/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APP ATTACHED (*)

Start date: 12 MAY 2000	Map No. 108 Site 0.09
Officer: EC Application No. F/2000/1497	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED RAISING ~~[illegible]~~ OF ROOF OF DWELLING AND FORMATION OF FIRST FLOOR PLUS SINGLE STOREY REAR EXTENSION

Location: 1 HILLARY DRIVE

Parish: WOK W/OUT Ward: WOK W/out 26.5.2000

Applicant: MR K THEXTON

Fee Received 95-00 (4) 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 : 26.5.2000 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:

.....

.....

..... Pre-app attached .....

NEIGHBOURS:

2 x S/N — Ellis Rd & Hillary Drive

3, 12, 6, 4, 5, 16, Hillary Drive ✓

67, 61, 63, 78, 65, 74, Ellis Road

White Cottage, 1A Hillary Drive, Crowthorne

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

ref:3765

Mrs O'Dell
Planning Officer
Wokingham District Council
P.O. Box 157
Shute end
Wokingham
Berks RG40 1WR

12.MAY2000* 1497

11th May 2000

Dear Mrs O'Dell

re: **1. Hillary Drive, Crowthorne**

Further to your letter dated 16th March 2000, I thank you for your advice on our preliminary sketches. We are pleased that you feel that the proposed first floor design would be acceptable in the street scene, and we note your concern regarding overlooking. Having reviewed the situation again with our Clients we are both of the opinion that the overlooking aspect should not be exaggerated particularly bearing in mind that the window in closest proximity to number 78 is an obscure ensuite window. The window to bedroom 4 has been moved as far as possible northwards in order to minimise any impact. There is also of course some natural screening and should you require this to be strengthened my Cient would not be adverse to such a proposal. When you have had the opportunity to consider this application formally I will be happy to discuss any outstanding details with you at your convenience.

Yours faithfully,

A. Hester

4 copies

Environmental Services

For office use only.
Application number: 12.MAY2009* 1497

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	K·G·THEXTON
	Address	1 HILLARY DRIVE
	and postcode	CROWTHORNE
		BERKS
		RG45 6QF
	Phone number	01344 774187
2	Agent's Name	ANDESIGN
	Address	9 PERKINS WAY
	and postcode	WOKINGHAM
		BERKS
		RG41ZTN
	Phone number	0118 9784165
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 ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION & EXTENSION OF EXISTING 3 BED BUNGALOW TO FORM 4 BED COTTAGE
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.	TILING (SUBJECT TO SAMPLE) RENDERING (SUBJECT TO SAMALE)
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: 3	Proposed: 4
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.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN) on behalf of K.G. THEXTON

Date 11/5/2000

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

ADDRESS 1 HILLARY DRIVE

PARISH NOK/WITHOUT

PLOT No. 132

ORD. SHEET No. SU.836 (105)

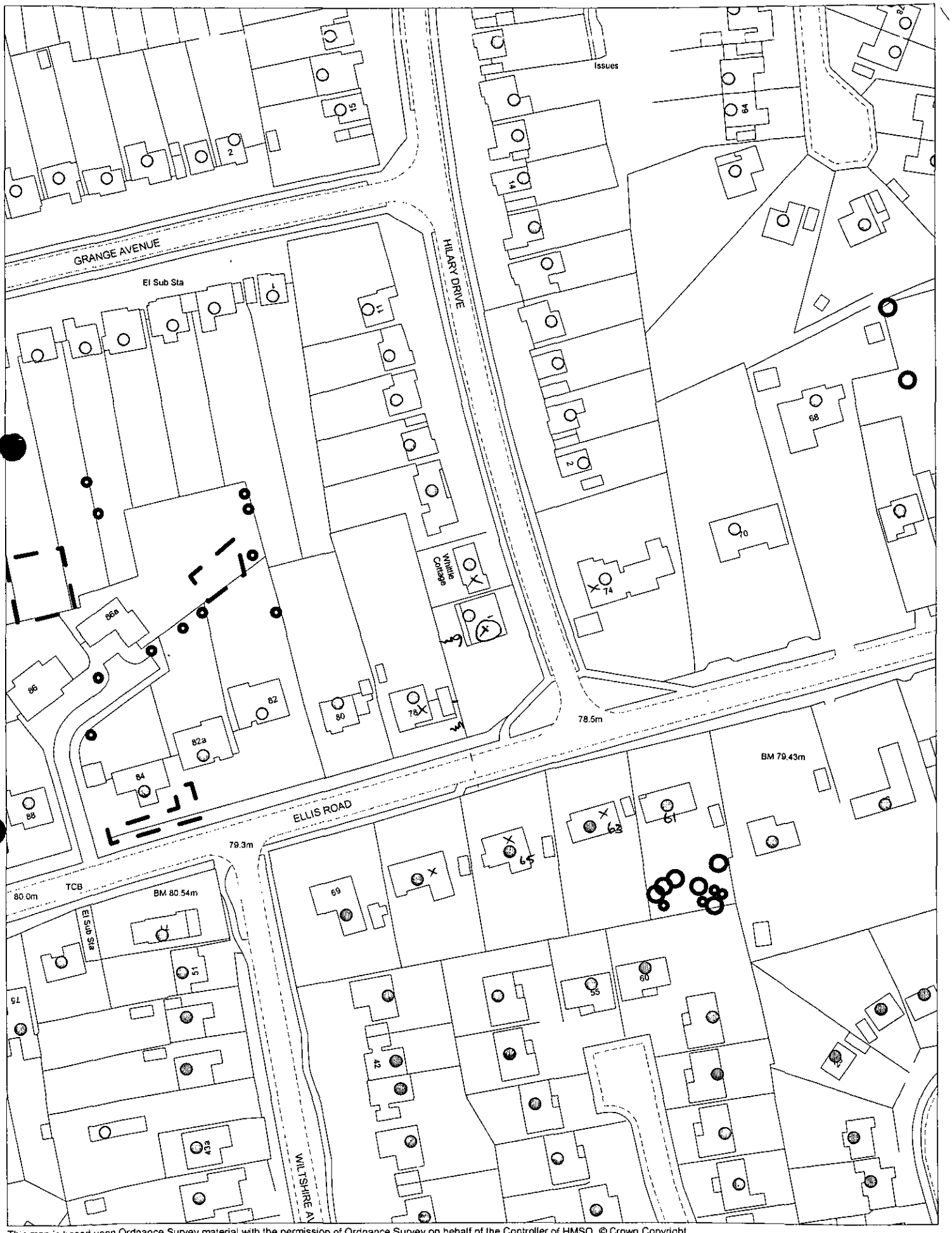
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/151/59	GENERAL HOUSING COMPANY LTD	O/APP. RESIDENTIAL DEV	12.8.59	N/A C/A
0/223/59	"	"	5.1.60	N/A C/A
183/59	"	BUNGALOW & GARAGE	22.12.59	APP. APP
0/55/60	"	O/APP. RESIDENTIAL DEV.	10.3.60	N/A C/A
00/121/60	BROCKLEHURST, COOPER & WILLIAMSON	ROADS & SEWERS	12.4.60	APP. N/A
25475	NOW MRS D MORRELL LAND ADJ.	DET HOUSE, GARAGE, ACCESS	28.5.86	C/A
27282	WHITTLE COTTAGE	"	12.6.87	C/A
BRA 2178	1A K.B. & SONS LTD.	"	6.2.87	APP
37732			14.6.91	REF
BRA 10331	MR. K. THEXTON	ROOF CONV / ALTS.	5.6.91	APP
39002		WIDEN ACCESS / DOUBLE GARAGE	26.2.92	C/A
BRA 11264	"		10.2.92	APP
~~[illegible]~~				
99/690170	"	Erect Dwelling + Integral Garage	9.6.99	REF

SPECIAL ORDERS

MINISTRY 690170 - APPEAL DISMISSED - 20/9/99

12.MAY2000* 1497



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Development Control Section, Environmental Services, Wokingham District Council.

19 May 2000

Scale: 1 : 1250

12.MAY2000* 1497