1/09/02

APPLICATION NO:
F/2002/8109

LOCATION:
27 Pinewood Avenue, Crowthorne.

APPLICANT:
Mr/Mrs Howlett C/O 4th Dimension Architectural Design

PROPOSAL:
Proposed three storey and single storey rear extensions to dwelling.

EARLIEST DATE FOR DECISION: **30/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
27/01/2003

CASE OFFICER: **Phillip Taylor**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Howlett
C/O 4th Dimension Architectural Design
Tregosse House
Treknow
TINTAGEL
Cornwall
PL34 0EP

Application Number: F/2002/8109

Parish: **WOKINGHAM WITHOUT**

Location: **27 Pinewood Avenue, Crowthorne**

Proposal: **Proposed three storey and single storey rear extensions 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 first floor side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The bathroom window in the side elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut with the exception of a top hung fanlight, 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 safeguard the residential amenities of the occupiers of neighbouring properties.

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

T. G Watson

Trevor Watson
Development Control Manager
Date: 22/01/2003

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.

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/8109

Applicant : Mr/Mrs Howlett C/O 4th Dimension Architectural Design.

Location : 27, Pinewood Avenue, , Crowthorne.
Proposal : Proposed three storey and single storey rear extensions to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17/12/02

Date of Neighbour Notifications : .....

Date of Site Visit : 17/12/02

Date Registered : 02/12/2002

Earliest Date for Decision : 30/12/2002

Latest Consultation Date/Site Notice Expiry Date : 30/12/2002

This application will have expired on: 27/01/2003. 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 :

No comments from Neighbours

Parish Council - overdevelopment.

Planning Issues :

Impact upon Neighbouring Properties, Character of the area & Highways

Relevant Policy : SBE1, SBE2
WOS3, WBE1
ENI

Application Number: F/2002/8109

Appraisal :

This application proposes a three storey rear extension with a single storey rear element. The application property is a semi-detached house set in the Dublek settlement. The three storey element would project 2.9 m on the 1st floor and 2.0 m on the 2nd floor. The extension will cover the whole rear of the dwelly projecting 600 mm to the south. The roof comprises a regular pitched roof and mono-pitch. A bathroom window would be inserted in the side elevation. The single storey element would no further to the rear than the two storey conservatory and bathroom but would have a higher pitched roof.

The attached No 25 has a flat roofed ground floor extension. There is also a 1st floor bedroom window facing East with a dormer extension to enable bedroom in the roof space. The proposed extension would not infringe upon daylight facing the 1st floor bedroom window when using the 45° standard. The 1.7 m projection is not considered to have an overbearing effect either.

No 29 has a number of ground floor extensions with a kitchen and dining room window facing North. The orientation of the two dwellings that no direct daylight would be blocked to No 29.

Only a 600 mm part of the rear extension would be visible from the road. On Pinewood Avenue a large number of two storey extensions have been built. No harm to the streetscene.

Two cars can be parked on the driveway

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

16.1.03

1. Dormer at no 25.
Where is it positioned on roof as we need to check 45° to bed. Windows? Otherwise OK.
2. Need to condition both. windows to be ob. glazed.

Application Number F/2002/8109
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	Insert: 1st floor side elevation of extension.
4	C045	R045	insert: ~~side~~ bathroom window in the side elevation
			after fixed shut insert "with the exception of a top hung fanlight"

RECORD OF SITE VISIT

SITE ADDRESS: 27 Pinewood Avenue Crowthorne.

APPLICATION NUMBER: F/2002/8109

OFFICER: Phillip Taylor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Pre-app attached*

Application Number : F/2002/8109	Map No : 109
Case Officer : PT	Site Area : 0·04
Valid Date : 2·12·02	Received Date: 02/12/2002

Level : Delegated Application

Description : Proposed three storey and single storey rear extensions to dwelling.

Location : 27, Pinewood Avenue, , Crowthorne.

Parish : WT Ward : WOK 9·12·02 B

Applicant : Mr/Mrs Howlett C/O 4th Dimension Architectural Design.

Fee Required: £0 Fee Received: £0 resubmission 7405 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

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

.....

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.....

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NEIGHBOURS

1, S/N & See map

.....

.....

pre-application 2382
on previous file.
new pre-app attatched 1560.

Organisation_Name	Building_Name	address1	Postcode
		31ELLIS ROADCROWTHORNE	RG45 6PS
		27ELLIS ROADCROWTHORNE	RG45 6PS
		29ELLIS ROADCROWTHORNE	RG45 6PS
		20PINEWOOD AVENUECROWTHORNE	RG45 6RP
		22PINEWOOD AVENUECROWTHORNE	RG45 6RP
		23PINEWOOD AVENUECROWTHORNE	RG45 6RR
		25PINEWOOD AVENUECROWTHORNE	RG45 6RR
		27PINEWOOD AVENUECROWTHORNE	RG45 6RR
		29PINEWOOD AVENUECROWTHORNE	RG45 6RR
		31PINEWOOD AVENUECROWTHORNE	RG45 6RR

finalized

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8109	F.T.
BUILDING CONTROL NUMBER	BN 2003/1505	Brian
APPLICANT/~~AGENT~~	Ian Howlett	
ADDRESS OF SITE	27 Pinewood Avenue Cowplane GOK WITHOUT	
DESCRIPTION OF PROPOSED WORK	3 storey + s/s rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	5249/03A	5249/03A
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/1/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None ✓	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	12/2/03	

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	

Received by Wokingham District Council

Application No: F/2002/8109

Proposal:
Proposed three storey and single storey rear extensions to dwelling.

Location:
27, Pinewood Avenue, , 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/2002/8109 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/12/2002. 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

09 December 2002

02.DEC.2002 8109

Fourth Dimension
ARCHITECTURAL DESIGN
The Studio, Tregosse House
Treknow, Cornwall, PL34 0EP
Telephone: 01840 779230
Email: richard@4thdimension.freeserve.co.uk

02 DEC 2002

Ref: RTH/5249

Please reply to: Treknow Office.

22 November 2002

Planning Department,
Wokingham Unitary,
Shute End,
Wokingham,
Berkshire.

Dear Sir,

RE: EXTENSION: 27 Pinewood Avenue, Crowthorne.

Please find enclosed six copies of our drawings 5249/ 01 & 03A illustrating proposals for the above project together with copies of relevant forms and certificates to comply with our application for Planning Approval.

No fee is enclosed, this is a re-application of No F/2002/7405.

We trust this is to your satisfaction and look forward to hearing from you in due course.

Yours faithfully

Richard T.Hart.
4th Dimension Architectural Design.

Offices also at:

Sydenham House, 95 High Street
Crowthorne, Berkshire RG45 7AD
Telephone: 01344 761727
Email: richard@4thdimension.freeserve.co.uk

Environmental Services

For office use only.
Application number:

02.12.2002 8139

02 DEC 2002

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 HOWLETT
	Address and postcode	27 PINEWOOD AVENUE CROWTHORNE BERKSHIRE.
	Phone number	
2	Agent's Name	4th DIMENSION ARCH DESIGN
	Address and postcode	'TREGOSSE HO' TREKNOW, TINTAGEL CORNWALL. PL34 OEP
	Phone number	01840 779230
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.	27 PINEWOOD AVENUE CROWTHORNE BERKSHIRE.
4	Give brief details of the proposal for example, two storey side extension. About the application	D/S + S/S REAR EXTENSION.
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.	RED BRICK + GREY SLATE TO MATCH EXTG.
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
MR + MRS HOWARTH.	25 PINEWOOD AVE CROWTHORNE.	29/11/02

None of the land forms part of an agricultural holding.

Your signature: I HAN 4th DIMENSION ARCH DESIGN

on behalf of MR + MRS HOWETT

Date 29/11/02.

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

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

ADDRESS 27 Pinewood Avenue

PARISH Work / Without

PLOT No. Ex. No. 3

ORD. SHEET No. SV. 8464 109

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
CO/54/04	Mr. A. J. Clarke	Alterations + Additions	20.2.04	App. w/d
F/2002/7405	Mr & Mrs Howlett	2/St + S/St/r ext.	13.11.02	REF
F/2002/8109	" " "	3/St + S/St R. ext		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Wokingham Without Parish Council Consultation Sheet

Officer	Phillip Taylor
No	F 2002 8109
Proposal	thre storey and storey rear extensions to dwelling.
Site	27 Pinewood Avenue, Crowthorne..

PLA[illegible]	HPT
P[illegible]	TLS
CC	ENF
CS	
17 DEC 2002	
COPIES TO	ACK:
	FILE:

Committee's Comments

Objection. Considered too large for and overdevelopment of site, out of character with surroundings.

Signed :
Clerk to Wokingham Without Parish Council

17 December 2002