Development in progress

APPLICATION NO:
F/2002/5977

LOCATION:
1 Greenfield Way, Crowthorne.

APPLICANT:
Mr D Hill & Ms C Forrester

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **29/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
18/04/2002

CASE OFFICER: **Phillip Taylor**

APPROVED

1094

DO

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Hill & Ms C Forrester
1, Greenfield Way
Crowthorne
Berkshire
RG456TL

Application Number: F/2002/5977

Parish:	**WOKINGHAM WITHOUT**
Location:	**1, Greenfield Way, Crowthorne.**
Proposal:	**Proposed single storey rear extension to dwelling to form 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 Policies LD3 and EN1.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WBE2.

Anna Cronin
Head of Planning & Transportation
Date: 15/04/2002

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.

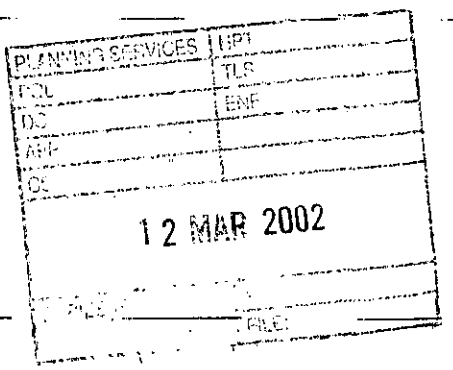
Wokingham Without Parish Council Consultation Sheet

Officer Phillip Taylor

No F 2002 5977

Proposal single storey rear extension to dwelling to form conservatory.

Site 1, Greenfield Way. Crowthorne.



Committee's Comments

No comments.

Signed : _____
Clerk to Wokingham Without Parish Council

12 March 2002

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/5977

Applicant : Mr D Hill & Ms C Forrester .

Location : 1, Greenfield Way, , Crowthorne.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		19/03/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 21/02/2002

Earliest Date for Decision : 29/03/2002

Latest Consultation Date/Site Notice Expiry Date : 29/03/2002

This application will have expired on: 18/04/2002. 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 :

Wokingham Without Parish Council – No comments

Planning Issues :

Impact on Neighbours and Streetscene

Policy : SBE1,2 / WBE1, WOS3 / CD3
~~WBE1,2~~

Application Number: F/2002/5977

Appraisal :

The application property is a medium sized detached house located on a large plot between Greenfield Way and Merryman drive. The adjacent property is No 3 Greenfield Way while the opposite property is No.7 Greenfield way. It is located within a defined settlement.

The proposal is for a conservatory situated on the rear of the property. It would measure 5.0m across with a projection 3.0m from the rear wall. It has a pitched roof 2.3m to the eaves and 3.3m to the ridge. It would be constructed using a 1 brick base with mahogany finished UPVC, toughened glass panels and a polycarbonate roof.

The garden is well screened to the neighbouring property. A tall dense hedge (approx. 2.5-3.5m) runs around the garden. The conservatory would not be visible to the neighbouring property No 3. A tandem s/s garage run along the same boundary further screen the proposed conservatory. It is considered the proposal would have no adverse impact on neighbouring properties.

With regard to impact on the streetscene the area surrounding the application site is home to many other conservatories often more visible than the proposed. The screening provided prevents any harm to the streetscene. The matching materials and colour aid in keeping the proposal as low impact as possible.

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

Application Number F/2002/5977
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: 1 Greenfield Way Crowthorne. APPLICATION NUMBER: F/2002/5977	OFFICER: Phillip Taylor DATE OF SITE VISIT: 19/03/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Quiet Residential Estate (new)
Other conservatory prohibited

3. DESCRIPTION OF SITE/BUILDING Corner plot
Secluded garden large d/ tandem gage block vacant conservatory.

4. RELATIONSHIP TO ADJOINING PROPERTIES Secluded garden - high hedges
corner plot
No 3 Greenfield way situated to west set back from [illegible]

5. SITE CONSTRAINTS —

TREES — high hedge. 2-3m

ACCESS/PARKING —

LEVELS level

BOUNDARY TREATMENT hedge

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	21 FEB 2002
Officer: PT	Application No. F | 2002 | 5977

Map No. 100 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: 1 GREENFIELD WAY

Parish: WOK i/w/out Ward: wok w/out 5-3-02 J.

Applicant: MR D HILL & MS C FORRESTER

Fee (6) Received 95-00 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 : 5.3.02 B 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 + see map

Received by Wokingham District Council

Application No: F/2002/5977

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
1, Greenfield Way, , 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/2002/5977 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 29/03/2002. 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.

Head Planning and Transportation

05 March 2002

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

Tel: (0118) 974 6442

Date: 05 March 2002

My ref: F/2002/5977

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A 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/2002/5977
1, Greenfield Way, , Crowthorne.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/5977**
1, Greenfield Way, , Crowthorne.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Ross

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Date: 05 March 2002

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P.O. Box 157
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Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Councillor P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

Dear Councillor

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Development Control Manager

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_____

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Signed: _____ Date: _____

Councillor P Lewis

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

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

Tel: (0118) 974 6442

Date: 05 March 2002

My ref: F/2002/5977

WOKINGHAM UNITARY
Aiming for Excellence

Councillor P 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
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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor P Helliar-Symons

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

1764

ADDRESS 1 GREENFIELD WAY PARISH WOK/WITHAM

PLOT No. 67 II ORD. SHEET No. SU 8361 100

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19036	LAING	O/L	22.9.83	CA
26350	"	DET HOUSE & GARAGE	30.10.86	CA
27619	"	"	16.4.87	CA
6/A 2024	"	"	18.12.86	APP
F/2002/5977	Mr. D. Hill & Ms C. Forester			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 24/83 PDEnq - Conservatory - Mr Hill 13.2.02 ppreq

DRAINAGE

21.FEB.2002* 5977

Environmental Services

For official use only
Application number: 21.FEB.2002* 5977

21.FEB.2002* 5977

21.FEB.2002* 5977

Householder planning application form

21.FEB.2002* 5977

21.FEB.2002* 5977

WOKINGHAM UNITARY
Aiming for Excellence

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. DEREK HILL & MS. CATHY FORRESTER
	Address and postcode	1 GREENFIELD WAY CROWTHORNE BERKSHIRE RG45 6TL
	Phone number	01344 752593
	Agent's Name	N/A
	Address and postcode	
	Phone number	
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	CONSERVATORY ADJOINED TO REAR OF DWELLING
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.	BRICK BASE TO MATCH EXISTING BRICKWORK. EXTERIOR - DARK MAHOGANY UPVC FINISH. PILKINGTON TOUGHENED GLASS POLYCARBONATE ROOF.
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?	Existing: 3	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

None of the land forms part of an agricultural holding.

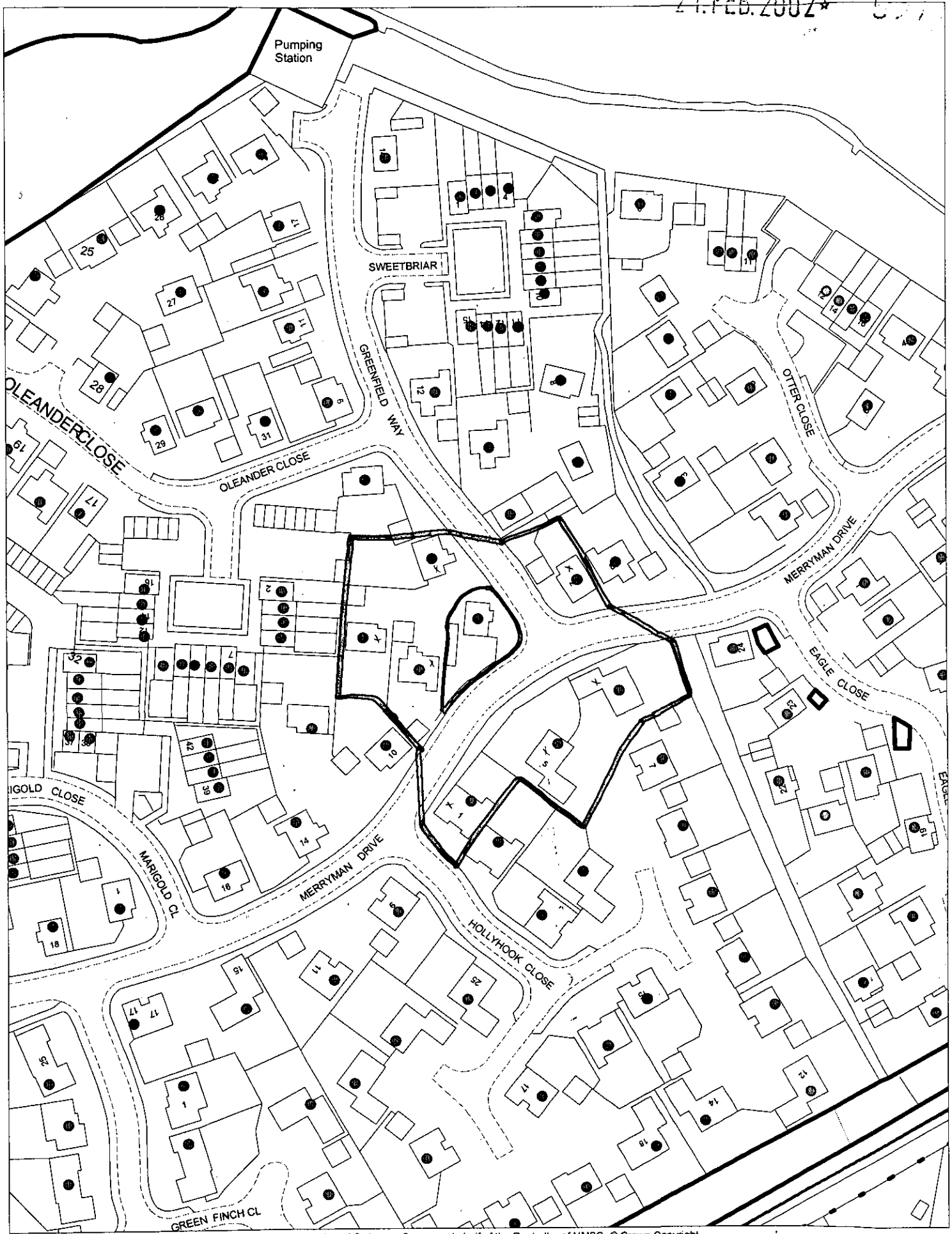
Your signature: [signature]

on behalf of

Date 21/02/02

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

21 FEB 2002



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Development Control Section, Environmental Services, Wokingham District Council.
26 February 2002

Scale: 1 : 1250

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21 FEB 2002 5



Site Plan, Scale: 1 to 2500

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Date: 21 February 2002

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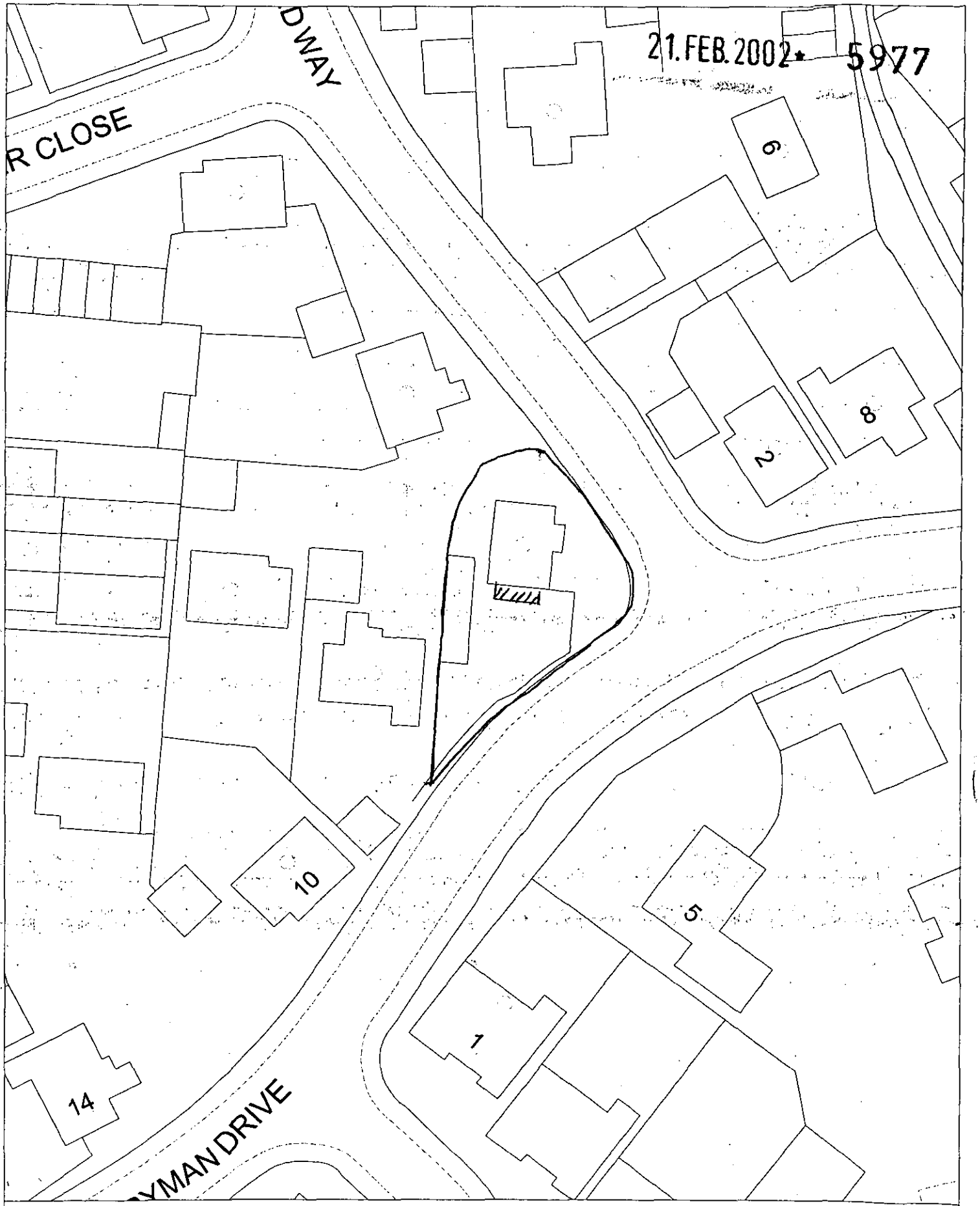

Site Plan, Scale: 1 to 500

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Date: 21 February 2002

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