APPLICATION NO:
F/2002/5976

LOCATION:
22 Hillary Drive, Crowthorne.

APPLICANT:
Mr J Wood

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: **Helen Pollock**

APPROVED

D1 1093

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Wood
22 Hillary Drive
Crowthorne
Berkshire
RG45 6QE

Application Number: F/2002/5976

Parish: **WOKINGHAM WITHOUT**

Location: **22 Hillary Drive, 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. Except where stated otherwise on the approved drawings, 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.
South East Area Local Plan Policies STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

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.

WORK SHEET FOR : Helen Pollock

Application Number : F/2002/5976

Applicant : Mr J Wood .

Location : 22, Hillary Drive, , Crowthorne.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		4/4/02.

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 :

Parish: No comments.

Planning Issues :
Neighbours
Street Scene.

Application Number: F/2002/5976

Appraisal :

The proposed development is for a Single Storey rear extension to form a Conservatory. It is propoled to be 4m wide by 2.7m deep + would have a hipped roof standing 2.6m to the eaves + 3.9m to the intersection with the main hse.

The proposed Conservatory would be 1m from the from the boundary with 24 Hillary Dr. There is a 1.8m standard fence along the boundary and there is a garage between 22 + 24, so the proposed Conservatory would actually be ≈ 6m from the neighbouring property. It is not considered that the proposal would have any Impact on the neighbouring property.

The proposal is to the rear of the property + would not be viewed from Hillary Dr. The materials used would make or be inkeeping with existing + will ∴ have no Impact upon the Character of the Street Scene.

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

Application Number F/2002/5976
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C007	R007	
2	C015	R015	

RECORD OF SITE VISIT

SITE ADDRESS: 22 Hillary Drive Crowthorne.

APPLICATION NUMBER: F/2002/5976

OFFICER: Helen Pollock

DATE OF SITE VISIT: 4/4

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on post to front garden.

2. DESCRIPTION OF SURROUNDINGS

Res.

3. DESCRIPTION OF SITE/BUILDING

2 Storey detached hse with ~~dbl~~ double integral garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING 2 x garage + 2 driveway

LEVELS —

BOUNDARY TREATMENT 1.8m enclosure.

OTHERS

No Impact.

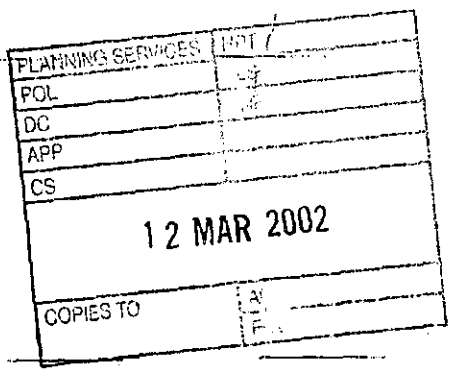
Wokingham Without Parish Council Consultation Sheet

Officer Helen Pollock

No F 2002 5976

Proposal single storey rear extension to dwelling to form conservatory.

Site 22 Hillary Drive, Crowthorne.



Committee's Comments

no comments

Signed : _____
Clerk to Wokingham Without Parish Council

12 March 2002

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	21 FEB 2002
Officer: HP	Application No. F/2002/5976

Map No. 108 Site ....0.05.
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: 22 HILLARY DRIVE

Parish: WOK WIOUT Ward: wok w/out 5.3.02 D.

Applicant: MR J WOOD

Fee (5) 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 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:

.....
.....
.....

NEIGHBOURS:

.....
S/N + See map.
.....
.....
.....
.....
.....
No pre-apps
.....

Received by Wokingham District Council

Application No: F/2002/5976

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

Location:
22, 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 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/2002/5976 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock 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 6480

Date: 05 March 2002

My ref: F/2002/5976

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/2002/5976
22, Hillary Drive, , 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 **Helen Pollock** on **0118 974 6480** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Helen Pollock** Application Number: **F/2002/5976**
22, Hillary Drive, , 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

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

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Tel: 0118 974 6480

Date: 05 March 2002

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Berkshire RG40 1WR
Tel: (0118) 974 6000
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Minicom No: (0118) 974 6991
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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 6480

Date: 05 March 2002

My ref: F/2002/5976

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Aiming for Excellence

Environmental Services Department
Planning Services
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Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Councillor P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

Dear Councillor

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22, Hillary Drive, , Crowthorne.
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_____

_____

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Signed: _____ Date: _____

Councillor P Helliar-Symons

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

21.FEB.2002* 5976

21.FEB.2002* 5976

☎ 0118 974 6374 (Direct dial)

Our ref: BC

30 January 2002

WOKINGHAM UNITARY
Aiming for Excellence

Building Control Service
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6376
Fax: (0118) 974 6385
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr J Wood
22 Hillary Drive
Crowthorne
Berks

Dear Sir

Re: Proposed Conservatory at 22 Hillary Drive, Crowthorne
I am in receipt of your correspondence concerning the above and confirm that a conservatory would be exempt from Building Regulations control provided it falls within the following criteria:-

- Be a single storey extension under 30 m^2.
- Have at least 75% of it's roof and 50% of it's walls made of translucent materials,
- Not adversely affect the means of escape from a loft room (i.e. not restrict ladder access to the room).
- There should be no structural alteration to the existing property, eg new or enlarged opening.
- Critical areas of the glazing must be made of safety glazing, satisfying Part N of the Building Regulations 1991.
- Will not impair the air flow across a balanced flue.
- The proposed room should be unheated.

It would appear from the details you submitted that the proposed conservatory is exempt from the Building Regulations. This letter relates to Building Regulations only and a separate enquiry should be made to the Planning Department.

Yours faithfully

Brian Stone
Senior Building Control Surveyor

22, Hillary Drive
CROWTHORNE
Berkshire
RG45 6QE
☎ 01344 771002

Conservatory Specification

Style: Hipped Lean to, finished in white PVCu to frames and doors.

Base Size: 4000mm x 3750mm.

Building Work:

1) Perimeter footing to standard building regulations.
2) Main concrete base oversight to standard building regulations, to include steel mesh reinforcing. Laid on a Synthapruf damproof course.
3) Dwarf walls 620mm (8 course above new DPC). Brickwork to match house, standard double cavity, glass fibre insulated.
4) Air brick vents (x3) extended from house through base of conservatory.

Windows & Doors

1) Manufactured to BS7413 non-combustible, high impact PVCu. All relevant sections re-inforced with aluminium box section.
2) Window locks – Top and bottom shoot bolts, plus two centre claw locks. Interlocking dowels on top and bottom of the hinge side six point locking system.
3) Two full-length 1500mm high opening windows on front elevation hinged from top.
4) Doors – French casement 1601mm wide fitted with lever operated steel shoot bolts, top and bottom, with hook lock into frame.
5) Sealed glass units to BS5713 – 4mm Pilkington glass.

Roof Assembly

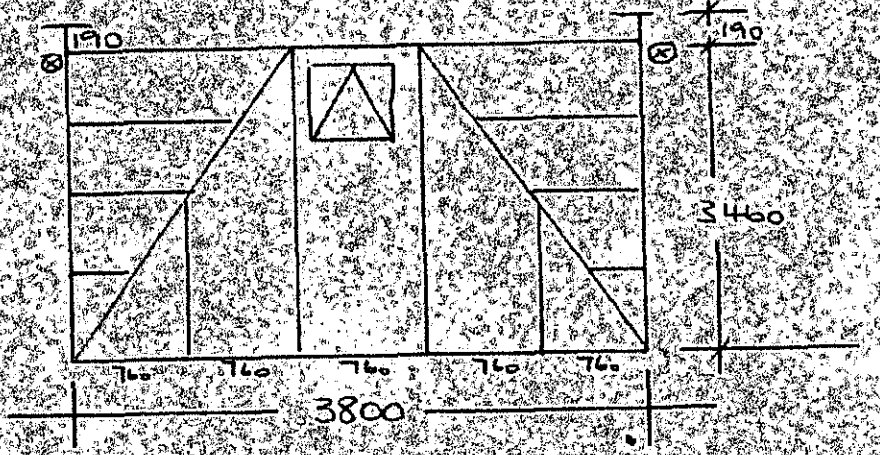
1) Aluminium superstructure finished in white PVCu fitted with glass roof panels.
2) All rainwater goods in white PVCu.
3) Lead flashing, set into brickwork of house, over rear edge of conservatory roof.

Miscellaneous

1) Toughened glass to all windows, doors and roof panels.
2) Duraboard (light oak finish) internal cills.

AMEX
HOLDINGS LIMITED

CUSTOMERS NAME Wood CONTRACT NO 9005



POSITION OF TIE BARS TO BE SHOWN

COLOUR	White	ROOF PANELS	clear toughness Glass
PITCH	Max to top of Wall plate - 1080	ROOF VENTS	1 No
MARK 1 ROOF	No	MARK 11 ROOF	Yes
OUTLETS	2 No	BOX GUTTER	No
DENTIL RAIL	No	SPACER BAR COLOUR	White

INTERNAL DIMENSIONS SHOWN

Unit 1A
Kempshott Park Industrial Estate
Basingstoke
Hants RG23 7LP
Tel: 01256 397788 Fax: 01256 397805

Amex Holdings Ltd Registered in England No. 2529759

21.FEB.2002 5:76

22, Hillary Drive
CROWTHORNE
Berkshire
RG45 6QE
☎ 01344 771002

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☎ 0118 974 6374 (Direct dial)

Our ref: BC

30 January 2002

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Aiming for Excellence

Building Control Service
Environmental Services Department
P.O. Box 155
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Berkshire RG40 1WW
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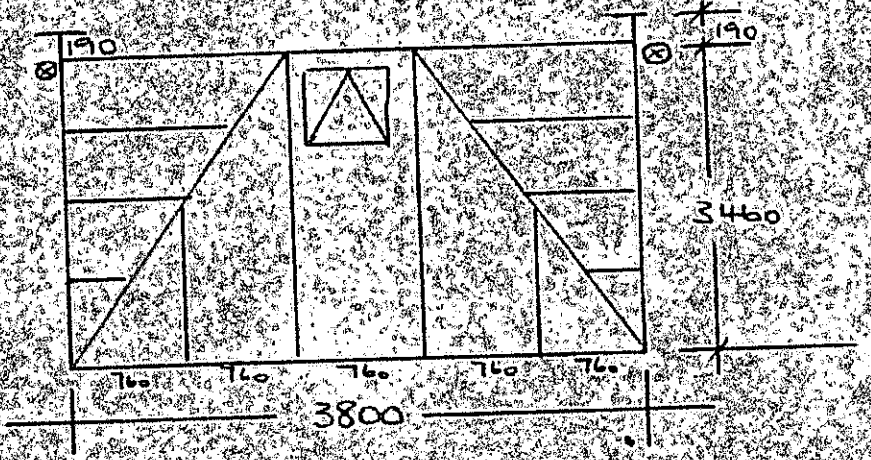
Yours faithfully

Brian Stone
Senior Building Control Surveyor

AMEX
HOLDINGS LIMITED

CUSTOMERS NAME Wood CONTRACT NO 9005



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Tel: 01256 397788 Fax: 01256 397805

Amex Holdings Ltd Registered in England No. 2529759

ADDRESS 22 HILLARY DRIVE PARISH Dor/WITHOUT

PLOT No. 11 STAGE 1 ORD. SHEET No. SU.836[illegible] (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
0/55/60	"	"	10.3.60	N/A C/A
69/60	"	DETACHED HOUSE & GARAGE	13.4.60	APP C/A
PP/121/60	BROCKLEHURST, COOPER & WILLIAMSON	ROADS & SEWERS	12.4.60	APP C/A
02797	MR K BROMANT	EXTENSION	12.6.75	N/A C/A
*BR 2752	"	S/STOREY EXTENSION	25.6.75	APP N/A
BR 25468	MR & MRS J. WOOD	DINING ROOM & GARAGE	16.10.85	APP N/A
24534	"	"	4.11.85	N/A C/A
F/2002/5976	Mr. J. Wood	S/St/R - Consen.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS BR 2756 Cancelled 28/2/79 by W.B.C.

DRAINAGE

091074

Recd 20.02.02

Environmental Services

For office use only.
Application number: 21 FEB 02 E 76

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	JOHN WOOD 22, HILLARY DRIVE CROWTHORNE RG45 6QE 01344. 771002
2	Agent's Name 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.	22, HILLARY DRIVE CROWTHORNE RG45 6QE
4	Give brief details of the proposal for example, two storey side extension.	About the application: GLASS/BRICK CONSERVATORY REAR OF HOUSE SINGLE STOREY
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 ☐ NONE ONE OAK TREE REAR GARDEN
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK DWARF WALL WINDOWS/DOORS WHITE PVCu ROOF ALU FRAME-WHITE COATED GLASS PANELS
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: N/A
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 30/2/22

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



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Development Control Section, Environmental Services, Wokingham District Council.

26 February 2002

Scale: 1 : 1250

N
W E
S



Site Plan, Scale: 1 to 2500

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Date: 20 February 2002

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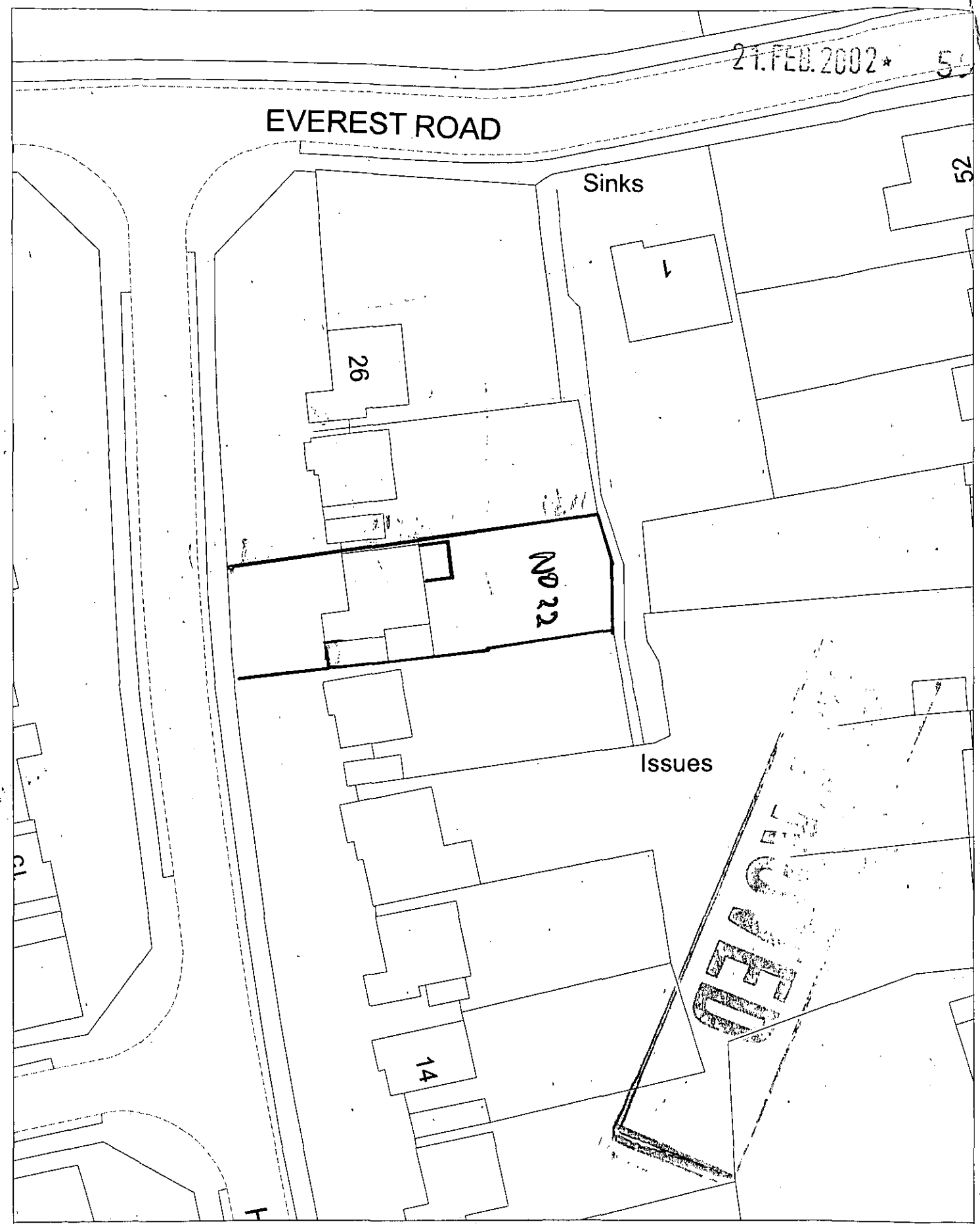

Site Plan, Scale: 1 to 500

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