APPLICATION NO:
F/2000/1203

LOCATION:
1 Merryman Drive, Crowthorne.

APPLICANT:
Mr H Beddoes C/O Alan P Wood

PROPOSAL:
Proposed two storey side extension to dwelling

EARLIEST DATE FOR DECISION: **13/05/2000**

APPLICATION EXPIRY DATE: **08/06/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr H Beddoes
C/O Alan P Wood
7 Langley Gardens
BOGNOR REGIS
West Sussex
PO21 4LJ

Application Number: F/2000/1203

Parish: **WOKINGHAM WITHOUT**

Location: **1 Merryman Drive, Crowthorne**

Proposal: **Proposed two storey side 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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking, turning and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
4. Before the development commences measures shall be taken to protect the existing trees on site from damage during the construction of the buildings and particularly during the digging for underground service trenches. This should be done in accordance with British Standard No. 5837:1991 'Guide for trees in relation to construction'.

Condition
5. The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling located on the site as shown on drawing number HB/3.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. In the interests of the future health and amenity value of the trees.

Reason
5. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

John Mitchell
Development Control Manager
Date: 26/06/2000

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.

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

Tel: (0118) 974 6451

Date: **19 April 2000**

My ref: F/2000/1203

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/2000/1203
1, Merryman Drive, , Crowthorne.
Proposed two storey side extension to dwelling

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

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1203**
1, Merryman Drive, , Crowthorne.
Proposed two storey side extension to dwelling
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: **19 April 2000**

My ref: F/2000/1203

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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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lewis

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

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

Tel: (0118) 974 6451

Date: **19 April 2000**

My ref: F/2000/1203

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
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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1203**
1, Merryman Drive, , Crowthorne.
Proposed two storey side extension to dwelling
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**********

Received by Wokingham District Council

Application No: F/2000/1203

Proposal:
Proposed two storey side extension to dwelling

Location:
1, Merryman 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 letter 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 13/05/2000. 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

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1203

Applicant : Mr H Beddoes C/O Alan P Wood.

Location : 1, Merryman Drive, , Crowthorne.
Proposal : Proposed two storey side extension to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		12.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 13/04/2000

Earliest Date for Decision : 13/05/2000

Latest Consultation Date/Site Notice Expiry Date : 13/05/2000

Application Expiry Date: 08/06/2000

Consultation Responses :

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

PARISH COUNCIL: No objections.

ENV. DESIGN: see comments - tree protection.

Planning Issues :
IMPACT UPON ST. SCENE.

Application Number: F/2000/1203

PROP: 2st. side extension

Appraisal :

The application being considered is for a 2 storey side extension at 1 Merryman Close to provide a garage, kitchenette, toilet & sun lounge, with a lounge area in the roof space.

No 1, Merryman Close has an existing integral garage. This will be replaced by the new extension which will project further than the existing in every direction

IMPACT UPON ST. SCENE.

The property which is the subject of this application is located on the corner plot of Merryman Drive with New Wokingham Road. The site of the prop. ext is set back from N. W'ham Road by approx. 13m at its closest point, & is set back approx. 10m. from Merryman Drive. The prop. extension has a ridge height approx. 2.2m lower than that of the main dwelling. Given this & the mature vegetation which screens the site it is not considered that the proposed extension will have an adverse negative impact upon the st. scene.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Ada Granny
Annexe conditions
please.

Application Number F/2000/1203
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'WORK'
3.	SC23	SR06	'Parking, turning & garaging'
4.			~~[illegible]~~
			~~[illegible]~~
			~~[illegible]~~
			~~[illegible]~~
			~~[illegible]~~
		COND:	Before the development commences
			measures shall be taken to protect
			the existing trees on site from damage
			during the construction of the buildings
			& particularly during the digging
			for underground service trenches.
			This should be done in accordance
			with British standard no. 5837:1991
			'Guide for trees in relation to construction.'
		REASON:	SR18
5	SC14	SR23	INS: EXTENSION ... DRAWING NO. HB/3.

John Mitchell
26/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 1 Merryman Drive Crowthorne.

APPLICATION NUMBER: F/2000/1203

OFFICER: Elaine Connor

DATE OF SITE VISIT: 12.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS

modern dev.
Houses of similar design

3. DESCRIPTION OF SITE/BUILDING

2st. detached w. double gar.

4. RELATIONSHIP TO ADJOINING PROPERTIES

N/A
well screened to front & side w. 1.8m wall & mature veg.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 15th May 2000

Location: 1 Merryman Drive Crowthorne.

Proposal: Proposed two storey side extension to dwelling.

Application Number: F/2000/1203

In response to your consultation dated 19th April 2000 for the above application, the landscape comment is as follows:

The application is acceptable.

The applicant's attention is drawn to the need to protect the existing trees on the site during the construction of the buildings and particularly during the digging for the underground service trenches. The British Standard no. 5837:1991 *Guide for trees in relation to construction* sets out methods of protecting trees. It is available from the Stationery Office and can be consulted in main libraries.

Patricia Green.

Patricia Green
Landscape Consultant

FROM: Elaine Connor

DATE: 19 April 2000

RECEIVED
28 APR 2000
W. W. P. C.
PLANNING SERVICES
POL
TC
APP
CS
17 MAY 2000
COPIES TO:
CA
FILE

29493

WOKINGHAM WITHOUT PARISH CONSULTATION SHEET

Application Number: F/2000/1203

Proposal: Proposed two storey side extension to dwelling.

Site Address: 1, Merryman Drive, , Crowthorne.

Applicant: Mr H Beddoes C/O Alan P Wood.

Your observations are required in respect of this application **by 13/05/2000** .

F/2000/1203 - 1 Merryman Drive, Crowthorne. Proposed two storey side extension. No objections.

SIGNED: _____ DATE: 16/5/00

Clerk To Wokingham Without Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 19 April 2000

Application Number: F/2000/1203

Proposal: Proposed two storey side extension to dwelling

Site Address:
1, Merryman Drive, , Crowthorne.

Applicant:
Mr H Beddoes C/O Alan P Wood.

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).

SC 23 - PARKING, TURNING & GARAGING (SR 06)

Signed: N.S. Trotter **Print name:** N TROTTER

26-4-00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~05 MAR 2000~~ VALID 13 APR 2000

Officer: EC | Application No. F 2000/81203

Map No. 100 Site 0-06

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 1 MERRY MAN DRIVE

Parish: WOK W/OUT Ward: Wokingham W/out. 19.4.2000

Applicant: MR H BEDDOES

Fee Received 95-00 (11) 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	extn goes back past rear dwelling	20/3	
3	Forms unsigned			
4	Correct S 66 certificate			
(5)	Elevation plans	elevation sun room, sliding doors?	20/3	
6	Floor plans	other side bedroom 5.	20/3	
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 : 19.4.2000 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:

.....

.....

..... No pre-apps .....

NEIGHBOURS:

S/N + 6, 3, 2 Merryman ~~Close~~ Drive ✓

4 Eagle Close

ADDRESS 1 MERRYMAN DRIVE PARISH WOR/WITHOUT

PLOT No. 1 ORD. SHEET No. SU.8365 100

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19036	LAING	O/L. RES. DEV.	22.9.83	C/A
24079	"	DET. HOUSE + GARAGE	12.9.85	C/A
BR25595	"	"	10.12.85	APP

13.APR.2000* 1203

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 245/83

DRAINAGE

091074

13 APR 2006

Environmental Services

For office use only.
Application number: 13.APR.2006* 1203

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 Address and postcode Phone number	MR H. BEDDOES 1 MERRYMAN DRIVE HEATHLAKE PARK CROWTHORNE RG45 6TW 01344 779752
2	Agent's Name Address and postcode Phone number	ALAN P. WOOD 7 LANGLEY GROVE BOGNOR REGIS W. SUSSEX PO21 4LJ 01243 264461
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.	1 MERRYMAN DRIVE CROWTHORNE RG45 6TW
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTN. TO REPLACE DOUBLE 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 ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICK TO MATCH EXISTING DARK STAINED TIMBER RED ROOF TILES 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 ☑

3544 Crystal Mark Clarity

Please turn over

1305B

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
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 f 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 MR H. BEDDOES

Date 27/9/99 25/2/2000

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

13.APR.2000* 1203



Site Plan, Scale: 1 to 2500

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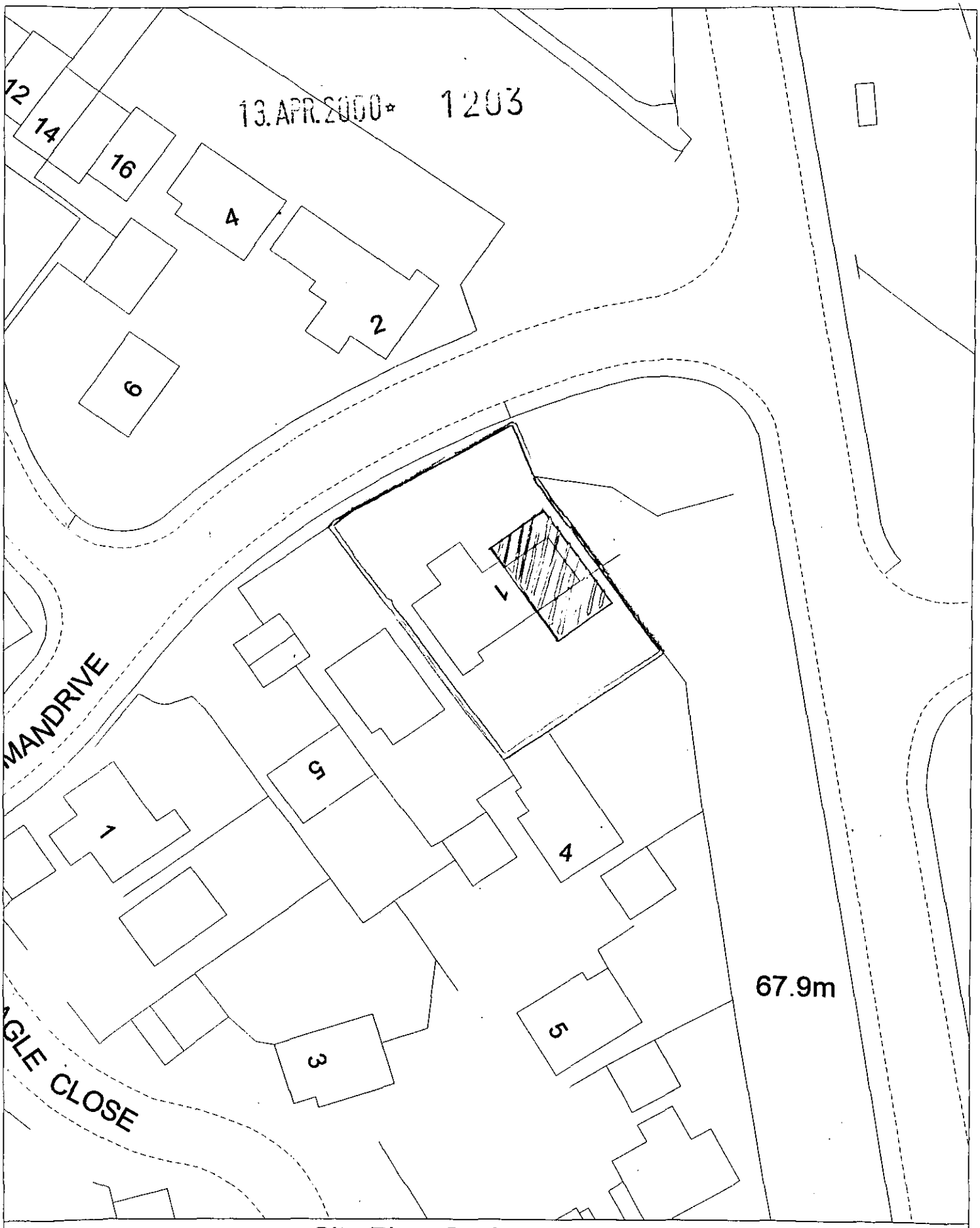
Date: 2 September 1999



Site Plan, Scale: 1 to 500

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