APPLICATION NO:
F/2001/5442

LOCATION:
Winston House Lower Wokingham Road, Crowthorne.

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

PROPOSAL:
Proposed single storey rear extension to dwelling, two storey front extension and new pitched roofs to dormers.

Letter rec: 10/1/02

EARLIEST DATE FOR DECISION: **06/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
04/02/2002

CASE OFFICER: Phillip Taylor

REFUSED

558

04

RAILEX
Marbleboard

EASIFILE EP7

(PT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Hoptroff
C/O 4th Dimension Architectural Design
95 High Street
Crowthorne
Berkshire

Application Number: F/2001/5442

Parish:	**FINCHAMPSTEAD**
Location:	**Winston House, Lower Wokingham Road, Crowthorne.**
Proposal:	**Proposed single storey rear extension to dwelling, two storey front extension and new pitched roofs to dormers.**

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, the reason for which is specified hereunder.

Reason

1. The proposed two storey front extension and proposed ground floor bay window by reason of their design would form an obtrusive and alien feature to the detriment of the character and appearance of the surrounding area and street scene. As such the proposed development is contrary to policies SBE1 and SBE2 of the South East Area Local Plan, policy LD3 of the Berkshire Structure Plan and to policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 01/02/2002

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.

Received by Wokingham District Council

Application No: F/2001/5442

Proposal:
Proposed single storey rear extension to dwelling, two storey front extension and new pitched roofs to dormers.

Location:
Winston House, Lower Wokingham Road, , 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/2001/5442 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 06/01/2002. 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

13 December 2001

WORK SHEET FOR : Phillip Taylor

Application Number : F/2001/5442

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

Location : Winston House, Lower Wokingham Road, , Crowthorne.

Proposal : Proposed single storey rear extension to dwelling, two storey front extension and new pitched roofs to dormers.

Site Notice Displayed ? :	YES	NO	DATE
	✓		@ 24/01/02

Date of Neighbour Notifications : .....

Date of Site Visit : 24/01/02

Date Registered : 10/12/2001

Earliest Date for Decision : 06/01/2002

Latest Consultation Date/Site Notice Expiry Date : 06/01/2002

This application <u>will have expired on</u>: <u>04/02/2002.</u> 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 :

Finchampstead Parish Council - No objection
Highways - No objection

Planning Issues :

Impact on Neighbouring Properties
Impact on the Streetscene
Design Issues
Highways

Policy

SBE1, 2
WOS3, WBE1
LD3, EN1

Application Number: F/2001/ 5442 – Winston House on the Lower Wokingham Road

Appraisal

The application property is a large detached house within the identified settlement of Crowthorne. The proposal is for two extensions, front and rear and alterations to the front window layout and design. The front development includes a two storey porch in turret style (6.5m to the point) and 3.5m in diameter. This is to create space in on the first floor gallery and let more light in via 4 new windows. Other alterations include a pitched and hipped roof above the large dormer, a pitch with a gable end above a 1st floor window, a ground floor bay window and the insertion of tow windows in place of one large window on the ground floor. The rear extension would run across the length of the building. The indea is to enlarge the ground-floor lounge, family room and sunroom. Patio doors and French windows would be inserted into the rear elevation.

Impact on Neighbouring Properties

A 1.7m fence marks the boundary to the neighbours Wychwood (North) and Chantry House (South). The rear extension proposes to in-fill the recess beside the existing balcony and ground floor projection, therefore the development would have no tangible impact on the residents of Chantry House. No windows are proposed on the North elevation so Wychwood will not be overlooked.

The development would not extend beyond the rear building line and the 1.5m passage would remain. There are no issues of overbearing or overshadowing

Impact on the character of the area

The council does not have any reservations over the rear extension however the 2-storey porch extension and fenestration do give rise for concern on design grounds.

The 2-storey front porch design is bold but unbecoming of the dwelling and character of the area. The curves and cone shapes of the porch and bay window, clash with straight lines of the rectangular profile of the house. The manner in which the porch attaches to the front elevation and the different height at which the porch windows are set creates and odd arrangement at the centre of the house and an alien and obtrusive feature in the street scene.

The proportions of the existing window arrangement would be upset by the proposed alterations. There is a lack of coherence in terms of window type, their

size and roof pitch. It would produce a random and unbalanced frontage to the detriment of the dwelling and street scene.

The application therefore warrants refusal on design grounds and impact on the streetscene.

Highways

Highways have no objection to the proposal

√ Refusal

ground floor bay window

Application Number F/2001/5442
Conditions/Reasons for Refusal

~~No~~	~~Std Con~~	~~Std Reas~~	~~Non Std Conditions /~~ Reasons for Refusal
			Refusal
			The proposed two storey front extension and bay reason of ~~their~~ design would form an obtrusive and alien feature to the detriment of the character and appearance of the street area and streetscene. As such the proposed development is contrary to policy SBE1 and 2 of the SALP policies LD3 of the BSP and policies WBE1, WOS3 of the WDLP (dd)

RECORD OF SITE VISIT

SITE ADDRESS: Winston House Lower Wokingham Road Crowthorne. APPLICATION NUMBER: F/2001/5442	OFFICER: Phillip Taylor DATE OF SITE VISIT: 24/01/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS busy lower Wok Road
fast paly an. mature trees. & linear large houses with big ds

3. DESCRIPTION OF SITE/BUILDING large detached hse v. big fast hard Study area. Front Dome on pitched w/ 1 side gage. Set back from 'Chanty house'

4. RELATIONSHIP TO ADJOINING PROPERTIES Chanty Hse (L) – 1.7m fence existing ext to bldg sets precedent.

Whychwood (R) – passage mature bldg 1.7m hedge. Silver birch

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS Flat

BOUNDARY TREATMENT 1.7m fence

OTHERS

Rear ext

come out to exit near ⊗ L of bldg extent of trees
• window (side) faces Chanty Hse but a GF level +

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~29 NOV 2001~~ Valid 10 DEC 2001	Map No. 116 Site 015
Officer: PT / Application No. F/2001/5442	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING, TWO STOREY FRONT EXTENSION AND NEW PITCHED ROOFS TO DORMERS.

Location: WINSTON HOUSE, LOWER WOKINGHAM ROAD

Parish: ~~WOKS WITHOUT~~ Finchampstead Ward: Finch. South

13.12.01 B

Applicant: MR/MRS HOPTROFF

Fee (10) 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			10 DEC 2001
4	Correct S 66 certificate	(elevations only returned)		
5	Elevation plans	- 2nd side elevation does not show new side window of lounge - need other side elevation of new hallway/gallery extension.	5/10	
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 : 13.12.2013 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:

2x S/N + see map

Heath Ride + lower Wokingham Road

10.DEC.2001 * 5442

PLANNING SERVICES	HP 50778
POL	TLS
DC	ENF
APP	
CS	
10 DEC 2001	
COPIES TO:	ACK:
	FILE:

Fourth Dimension

ARCHITECTURAL DESIGN

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

RefRTH/ 5227

6 December 2001

Mrs C Hurst,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berks.

Dear Mrs Hurst,

RE: EXTENSION: 'Winston House', Lower Wokingham Road, Crowthorne.

Further to you letter dated 5th December 2001 regarding the above planning application, please find enclosed 6 No copies of our drawing 5227/ 06 indicating the revised elevations as requested.

We trust this is to your satisfaction and presume the application may now be registered.

Yours sincerely,

Richard Hart.
4th Dimension Architectural Design.

10.DEC.2001* 5442

Fourth Dimension
ARCHITECTURAL DESIGN

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

Ref: RTH/5227

23 November 2001

Planning Department
Wokingham District Council,
Shute End,
Wokingham,
Berks.

Dear Sir,

RE: EXTENSIONS: 'Winston House', Lower Wokingham Road, Crowthorne.

Please find enclosed six copies of our drawings 5227/ 01/ 02/ 05 & 06 illustrating proposals for the above project together with copies of relevant forms and certificates to comply with our application for Planning Approval.

Also enclosed is a cheque to the value of £95.00 to cover planning charges.

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.

[redacted] ADDRESS Winston House LOWER WOKINGHAM ROAD PARISH FINCHAMPSTEAD E

PLOT No.

ORD. SHEET No. SU.8263(116)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
236/72	Mr A H Bates	Layout res dev	31·1·72	N/A	ref
1161/73	"	3 det houses	4·7·73	N/A	ref
00062	"	2 det houses & garages	14·3·74	N/A	ref
00871	"	"	13·6·74	N/A	c/A
BR 1600	Mr A.C Churchill	5 BR det house & garage	29·10·74	APP	N/A
01698	"	"	23·1·75	N/A	c/A
BR 2055	"	"	21·9·75	APP	N/A
BR 22571	MR LANGFORD	GARAGE TO REAR/NEW VEHICLE	9·5·84	APP	N/A
2[redacted]30	"	" "	25·6·84	N/A	C/A
BR 24666	"	CHIMNEY FLUE	1·5·85	APP	N/A
23644	"	"	19·6·85	N/A	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS BR. 1600 cancelled by W.D.E. 7·11·77.

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 10.DEC.2001 5442

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 + MRS HOPTROFF WINSTON HO. LOWER WOKINGHAM RD CROWTHORNE BERKS.
2	Agent's Name Address and postcode Phone number	4th DIMENSION ARCHITECTURAL DESIGN 95 HIGH ST CROWTHORNE. BERKS. 01344 761727.
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.	WINSTON HO, LOWER WOKINGHAM RD CROWTHORNE. BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	S/S REAR EXTENSION, D/S FRONT EXTENSION AND NEW PITCH ROOFS TO DORMERS.
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 ☐ NOT IN VICINITY
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK + TILE TO MATCH EXIST.
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: 5	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 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: 4th DIMENSION ARCHITECTURAL DESIGN

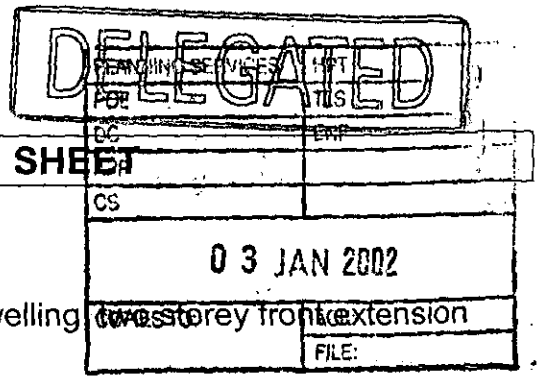
on behalf of MR+MRS HORTROFF

Date 23/11/01

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

FROM: Phillip Taylor

DATE: 13 December 2001



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/5442

Proposal: Proposed single storey rear extension to dwelling, two storey front extension and new pitched roofs to dormers..

Site Address: Winston House, Lower Wokingham Road, , Crowthorne.

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

Your observations are required in respect of this application **by 06/01/2002** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cl DATE: 28-12-01

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 13 December 2001

Application Number: F/2001/5442

Proposal: Proposed single storey rear extension to dwelling, two storey front extension and new pitched roofs to dormers.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Winston House, Lower Wokingham Road, , Crowthorne.

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

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

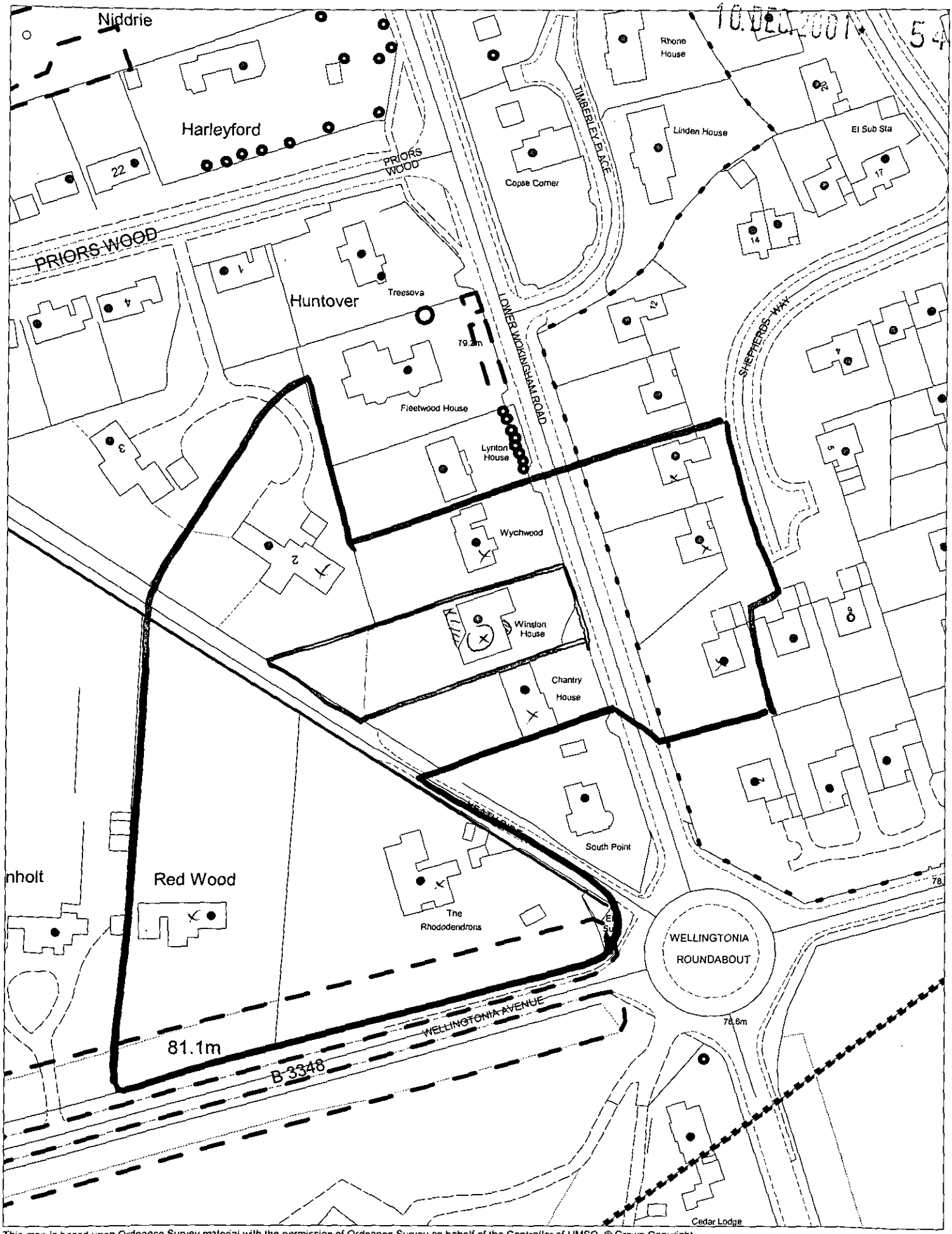
1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C122, R122

C137 (INSERT: extensions), R137.

C4A, R4A.

Signed: _____ **Print name:** PT 19/12/01



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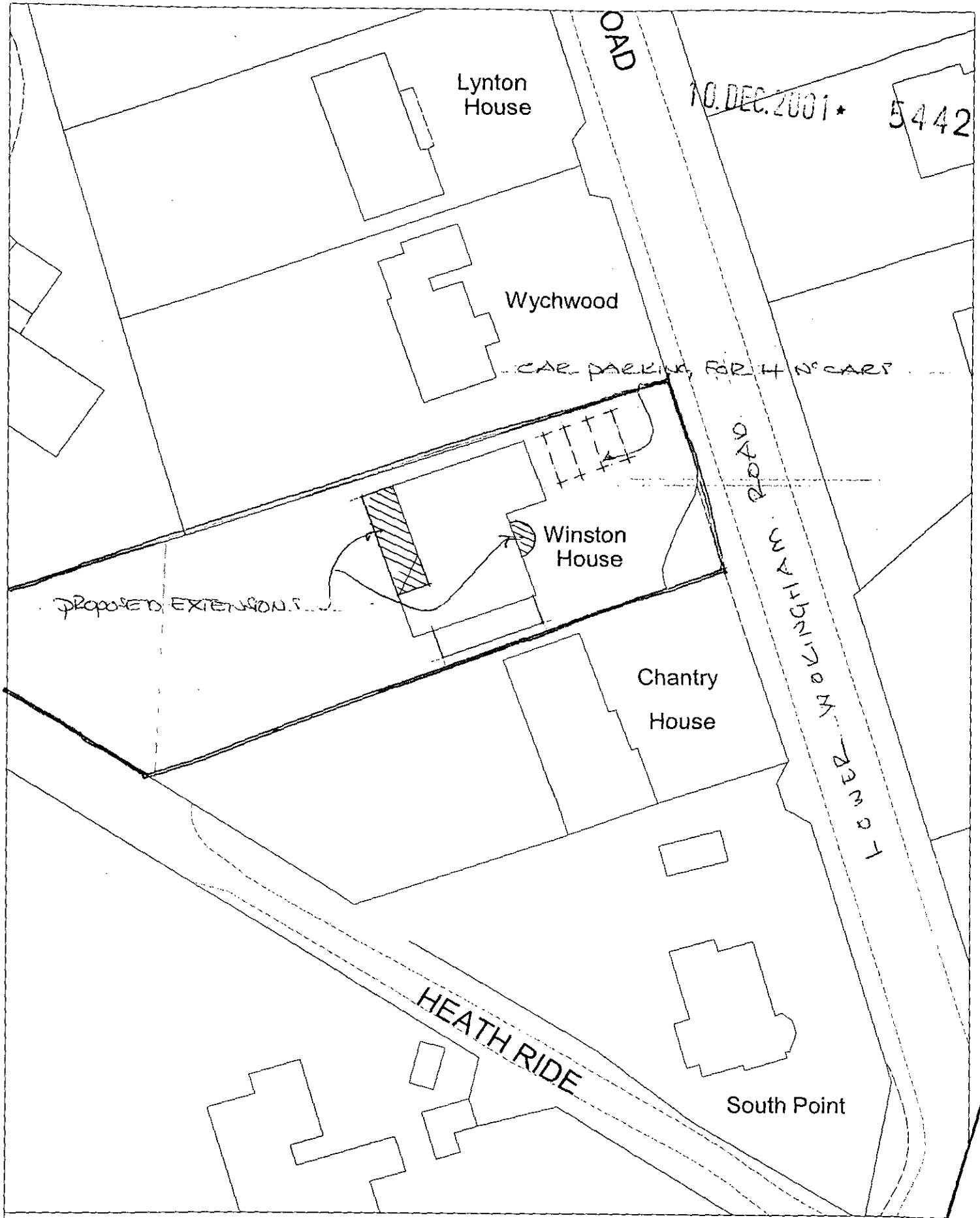
Development Control Section, Environmental Services, Wokingham District Council.
3 December 2001 Scale: 1 : 1250

N
W E
S



Site Plan, Scale: 1 to 500

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Date: 22 November 2001