EX SYSTEMS LTD

APPLICATION NO:
F/2000/3074

LOCATION:
57 Wellesley Drive, Crowthorne.

APPLICANT:
Mr & Mrs T Walt C/O C & C Design Asc

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **28/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 15/02/2001

CASE OFFICER: **Farah Humayun**

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs T Walt
C/O C & C Design ASC
The Birches
Lower Wokingham Road
Crowthorne
Berkshire
RG45 6BX

Application Number: F/2000/3074

Parish: **FINCHAMPSTEAD**

Location: **57, Wellesley Drive, Crowthorne.**

Proposal: **Proposed single 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 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. The applicant is advised to take account of the attached comments made by Railtrack on the application.

Informative
2. 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 Policy SBE1.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 14/02/2001

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.

C&C DESIGN ASSOCIATES
SURVEYORS & ARCHITECTURAL CONSULTANTS
Principal : C. A. J. Corio F. I. A. S.

"The Birches"
Lower Wokingham Road
Crowthorne
Berkshire RG45 6BX

Tel: 01344 772043
Fax: 01344 780897

21.DEC.2000* 3374

Wokingham D.C.
PO Box 157
Shute End
Wokingham
RG40 1WR

15th December 2000

Dear Sirs

Ref :- **57 Wellesley Drive - Proposed Garden Room Extension.**

Please find enclosed in support of my clients application for the above, the duly completed documentation and plans for the proposed works.

I trust you find the enclosed satisfactory, however should you require any further assistance or information, please do not hesitate to contact the writer.

Yours faithfully

C A J Corio.

Corporate Building Surveyor

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	3074. FH
BUILDING CONTROL NUMBER.	FP 2000/1436 bra
~~APPLICANT~~/AGENT	C + C Design Ltd
ADDRESS OF SITE	52 Wellesley Drive Coombe Finchampstead.
DESCRIPTION OF PROPOSED WORK	S/S side/rear ext.

DRAWING NUMBERS	BC	DC
~~BLOCK PLAN~~	4/03600/01	✓
ELEVATIONS	— "	4/03600/01
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	27/2/01	

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	

RAILTRACK
Southern
M HOLDEN Director

PLANNING SERVICES	HPT 39.68
POL FH	TLS
DC	ENF
APP	
CS	
26 JAN 2001	
COPIES TO:	ACK:
	FILE:

23rd January 2001

Development Control Manager
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire. RG40 1WR

Tel: 020-7902-3183

Y/r F/2000/3074
O/r C7/01/132/1/008/AN

Dear Ms Humayan,

TOWN & COUNTRY PLANNING ACT
CROWTHORNE, 57 WELLESLEY DRIVE
SINGLE STOREY SIDE EXTENSION
APPLICATION No F/2000/3074.

I acknowledge receipt of your letter dated 4th January 2001, in respect of the above application.

You will appreciate that I need to be satisfied that Railtrack's infrastructure will not be adversely affected by the proposal, both during the period of construction and after completion. I therefore attach a copy of Railtrack's 'Comments / Conditions' Appendix containing engineering conditions I would wish to see observed in order to safeguard the adjoining railway.

Whilst I appreciate that you may not be able to incorporate my observations as a Condition of Planning Consent, I would be grateful if you could include an 'informative' in your Decision Notice to the effect that the Applicant should take due account of any comments on the Application.

I have forwarded a copy of this letter to the Applicant's Agent and look forward to receiving any details requested at the earliest opportunity, reserving the right to make any additional comments and conditions considered necessary to ensure the safe operation of the railway at that time. Please advise me of the outcome of this Application in due course.

Yours sincerely,

Alan Nield.

pp B. Purcell
Outside Parties Engineer.

Engineering Manager. Suite 2 CP2 2H General Offices WaterlooStation London SE1 8SW
Tel: 020-7902-3183 Fax: 020-7902-3632 DX 119552 WATERLOO STN 2:
Railtrack PLC Registered Office Railtrack House Euston Square London NW1 2EE Registered in England and Wales No. 2904587 http://www.railtrack.co.uk

RAILTRACK

Southern

Comments / Conditions To Be Observed In Connection With The Development Of Land Adjacent To The Railway

Planning Matters

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage etc. caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance notes should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause potential hazards to rail traffic, particularly where the railway is at or below the general ground level.

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached information sheet on page 5 headed "Tree Species", and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railtrack's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping etc. may be required to prevent damage to Railtrack's infrastructure and the train operators' trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance /renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

Building Regulation Matters

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new / existing structures and the nearest railway feature, such as a level crossing, bridge or station.

DevCondBP

Issued by : Railtrack PLC Outside Party Section, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : October 2000

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

6. Full details of proposed drainage systems will be required. All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of 2 metres from the railway boundary.

   The use of soakaways is not favoured by Railtrack and therefore is unacceptable as they could have a detrimental effect on Railtrack's land. The drainage system should be designed to take this into account.

   No increases in surface water discharge into a Railtrack maintained drain or culvert may be made without prior written consent.

Additional Requirements for Protecting Railtrack's Interests

7. For all new developments adjacent to operational lines Railtrack accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.

8. All works, both temporary and permanent, should be designed and constructed so that they will have no influence on the stability of Railtrack's structures and adjoining land.

9. Common boundary or support walls must be of reinforced concrete. Sheet piling will not be acceptable, due to early corrosion.

10. Vibro-compaction will not be permitted, especially in the vicinity of structures, embankments or cutting slopes.

11. Railtrack advise that the use of bored, cast in-situ reinforced concrete piles are recommended. Normally these have no detrimental vibration effects during construction.

12. All structures should be situated at a minimum distance of 2 metres from Railtrack's boundary fence and at a sufficient distance to enable construction to proceed without, in the Railtrack Engineer's opinion, the risk of affecting the normal and safe running of the railway. This clearance will also enable construction and maintenance to proceed without the need to enter on to Railtrack property. Please note that unless previous safety protection has been arranged, access on to Railtrack property will not be permitted for any activity associated with any works.

13. Where the proposal includes the demolition of any existing buildings Railtrack will need to approve full details of the proposed method of demolition (together with those for temporary works) in the form of a Method Statement.

14. All new construction should be sufficiently clear of the boundary, and all foundations should be so designed, that they do not impose any surcharge on railway cutting slopes or structures. In addition, it should be borne in mind that cutting slopes could be subject to erosion through the effects of weathering, and all new construction should be at a sufficient distance from the slope to take this into account.

    At no time should an embankment supporting the railway be cut into or built upon.

15. A suitable kerb or approved crash barrier must be provided along any road or parking area adjacent to Railtrack's fencing to prevent damage by vehicles. Such barriers are to be positioned so as not to afford a means of scaling the fencing.

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17. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possessions of the track.

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

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22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

23. All costs incurred by Railtrack in connection with the works should be reimbursed by the Developer. A Third Party Works Request Form is to be completed and submitted to this office before work commences. This form is available on request.

TREE SPECIES

Not Recommended	**Permitted**
Alnus glutinosa (Alder)	Betula (spp) (Birch)
Populus (spp) (Aspen, Poplar)	Malus Sylvestris (Crab Apple)
Fagus Sylvatica (Beech)	Acer Campestre (Field Maple)
Prunus Avium (Wild Cherry)	Prunus Padus (Bird Cherry)
Carpinus Betulus (Hornbeam)	Pyrys Communis (Wild Pear)
Tilia Cordata (Small-leaved Lime)	Pinus (spp) (Fir Trees - Pines)
Quercus (spp) (Oak)	Cretaegus (spp) (Hawthorn)
Salix Willow (spp) (Willows)	Corylus Avellana (Hazel)
Acer (spp) (Sycamore, Norway Maple)	Sorbus (spp) (Mountain Ash, Whitebeams)
Aesculus Hippocastanum (Horse Chestnut)	Robinia (Pseudo) (False Acacia)
Castanea Sativa (Sweet Chestnut)	Shrubby Salix (Willow Shrubs)
Platanus Hispanica (London Plane)	Thuja Plicata 'Zebrina'

BORDER LINE

Fraximus Excelsior (Ash)

OTHER TREES TO BE REFERRED.

Please note, the following complimentary guidelines are also available, which highlight some of Railtrack's safety concerns on the following subjects:

CG1- Mechanical Plant Working Adjacent to the Railway.
CG2- Development Above/Adjacent to Railway Tunnels.
CG3- Lighting Schemes Adjacent to the Railway.
CG4- Demolition Adjacent to the Railway.
CG5- Tree/Scrub Planting Adjacent to the Railway.
CG6- New Golf Course Schemes Adjacent to the Railway.
CG7- Recreational Schemes Adjacent to the Railway.
CG8- New Development Boundary Fencing Adjacent to the Railway.
CG9- Cranes Working Adjacent to the Railway.
CG10- Fire precautions for installations/Storage of Hazardous Substances/Materials adjacent to the Railway.
CG11- Railway Bridge Attachments.
CG12- Laying Services Overline Railway Structures.
CG13- Laying Services Underline Railway Structures.
CG14- Remedial Works to Services Under/ Adjacent to Railtrack's Infrastructure.

CG16- Near / Adjacent 'Piling' Scheme.

However it needs to be be noted that the above guidelines are only to be used as an informative ofsome of Railtrack's additional safety concerns.

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/3074

Applicant : Mr & Mrs T Walt C/O C & C Design Asc.

Location : 57, Wellesley Drive, , Crowthorne.
Proposal : Proposed single storey side extension to dwelling.

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

Date of Neighbour Notifications : .....

Date of Site Visit : 24/01/01

Date Registered : 21/12/2000

Earliest Date for Decision : 28/01/2001

Latest Consultation Date/Site Notice Expiry Date : 28/01/2001

This application will have expired on: 15/02/2001. 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.
RAILTRACK - Request informative re. further comments.
NEIGHBOUR - Objection (2) - TO Overdevelopment of the site, out of character. Encroachment

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON STREET SCENE.

Application Number: F/2000/3074

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The app being considered is prop. single storey side extension to dwelling. The prop. exten has a pitched roof design. This stands at 2.2m to the eaves and 3.6m to the ridge.

The prop. exten projects 3.6m from the side of the dwelling. The extension has a prop. length of 5.8m. To the rear the exten projects 3.6m from the existing rear elev. of the property. By its location, although the exten has a large projection, is v. well screened. Its siting as a rear and side extension reduces its bulk and minimizes any overbearing impact upon the neighbouring properties. The neighbouring prop of No 55 is at a higher level to No 57, however there is 1.8m ds fencing on the boundary. There are no ground floor side facing windows. There is 1 first floor window which is set back and not considered to have a direct overlooking impact. There is one side facing window to No 59, however it is not considered that the prop. exten will have an significant detrimental impact upon the residential amenity of neighbouring properties to warrant a refusal

IMPACT UPON THE STREET SCENE

The prop. exten is set back 0.5m from the front elevation of the property. The front of the property is screened by 1.8m close boarded fence + gate, therefore it is not considered the prop. exten will have an adverse impact upon the character of the street scene.

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

Application Number F/2000/3074
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: 57 Wellesley Drive Crowthorne.

APPLICATION NUMBER: F/2000/3074

OFFICER: Farah Humayun

DATE OF SITE VISIT: 24/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - FRONT TREE

2. DESCRIPTION OF SURROUNDINGS

RES, MIX OF DESIGNS + TWO STOREY DETACHED PROP.

3. DESCRIPTION OF SITE/BUILDING

2 STOREY DET

4. RELATIONSHIP TO ADJOINING PROPERTIES

NO 55 PROP AT HIGH AT HIGHER LEVEL - 1 LARGE SIDE FAC WINDOW + SMALLER OBSCURED GLAZED AS SIDE DORMER - AT GRD FLR FLAT ROOF - NO WINDOWS. TO REAR HIGH SKYLIGHT - SIDE WINDOW TO NO 59 FACES ONTO REAR AS STEPPED BACK - ATTACHED GARAGE IN BETWEEN. NO 59 AT SAME LEVEL

5. SITE CONSTRAINTS

TREES IN GDN

ACCESS/PARKING DOUBLE GARAGE + 2 SPACES.

LEVELS 50 - 70cm higher - LOWER LEVEL TO BACK OF GDN.

BOUNDARY TREATMENT 1.8 M CLD FENCE.

OTHERS

Applicationo	Name & Address
F/2000/3074	Mr K Dance 59 Wellesley Drive Crowthorne RG45 6AL
F/2000/3074	Capt. & Mrs J Cox 55 Wellesley Drive Crowthorne RG45 6AL

App. approved
Letter sent 27/02/01

RAILTRACK
Southern
M HOLDEN Director

PLANNING SERVICES | HPT 39188
POL | TLS
DC FH | ENF
APP |
CS |
26 JAN 2001
COPIES TO: | ACK:
FILE:

23rd January 2001

Development Control Manager
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire. RG40 1WR

Tel : 020-7902-3183

Copy of Rail Track letter & notes to go with Consent notice.

Y/r F/2000/3074
O/r C7/01/132/1/008/AN

Dear Ms Humayan,

TOWN & COUNTRY PLANNING ACT
CROWTHORNE, 57 WELLESLEY DRIVE
SINGLE STOREY SIDE EXTENSION
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Alan Nield.

pp B. Purcell
Outside Parties Engineer.

Engineering Manager. Suite 2 CP2 2H General Offices WaterlooStation London SE1 8SW
Tel : 020-7902-3183 Fax : 020-7902-3632 DX 119552 WATERLOO STN 2:
Railtrack PLC Registered Office Railtrack House Euston Square London NW1 2EE Registered in England and Wales No. 2904587 http://www.railtrack.co.uk

RAILTRACK

Southern

Comments / Conditions To Be Observed In Connection With The Development Of Land Adjacent To The Railway

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DevCondBP

Issued by : Railtrack PLC Outside Party Section, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : October 2000

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Prunus Avium (Wild Cherry)	Prunus Padus (Bird Cherry)
Carpinus Betulus (Hornbeam)	Pyrys Communis (Wild Pear)
Tilia Cordata (Small-leaved Lime)	Pinus (spp) (Fir Trees - Pines)
Quercus (spp) (Oak)	Cretaegus (spp) (Hawthorn)
Salix Willow (spp) (Willows)	Corylus Avellana (Hazel)
Acer (spp) (Sycamore, Norway Maple)	Sorbus (spp) (Mountain Ash, Whitebeams)
Aesculus Hippocastanum (Horse Chestnut)	Robinia (Pseudo) (False Acacia)
Castanea Sativa (Sweet Chestnut)	Shrubby Salix (Willow Shrubs)
Platanus Hispanica (London Plane)	Thuja Plicata 'Zebrina'

BORDER LINE

Fraximus Excelsior (Ash)

OTHER TREES TO BE REFERRED.

Please note, the following complimentary guidelines are also available, which highlight some of Railtrack's safety concerns on the following subjects:

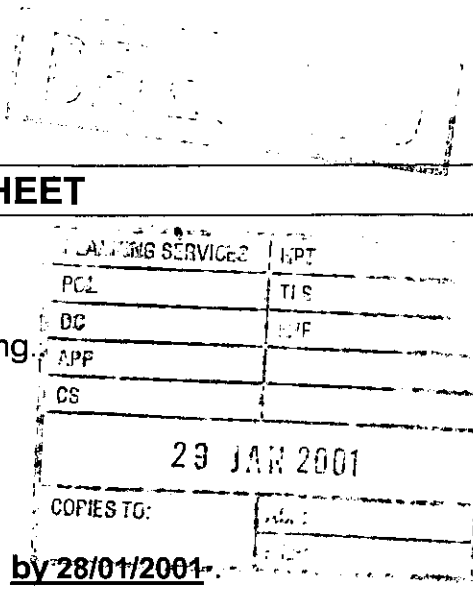
CG1- Mechanical Plant Working Adjacent to the Railway.
CG2- Development Above/Adjacent to Railway Tunnels.
CG3- Lighting Schemes Adjacent to the Railway.
CG4- Demolition Adjacent to the Railway.
CG5- Tree/Scrub Planting Adjacent to the Railway.
CG6- New Golf Course Schemes Adjacent to the Railway.
CG7- Recreational Schemes Adjacent to the Railway.
CG8- New Development Boundary Fencing Adjacent to the Railway.
CG9- Cranes Working Adjacent to the Railway.
CG10- Fire precautions for installations/Storage of Hazardous Substances/Materials adjacent to the Railway.
CG11- Railway Bridge Attachments.
CG12- Laying Services Overline Railway Structures.
CG13- Laying Services Underline Railway Structures.
CG14- Remedial Works to Services Under/ Adjacent to Railtrack's Infrastructure.

CG16- Near / Adjacent 'Piling' Scheme.

However it needs to be be noted that the above guidelines are only to be used as an informative ofsome of Railtrack's additional safety concerns.

FROM: Farah Humayun

DATE: 04 January 2001



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/3074

Proposal: Proposed single storey side extension to dwelling.

Site Address: 57, Wellesley Drive, , Crowthorne.

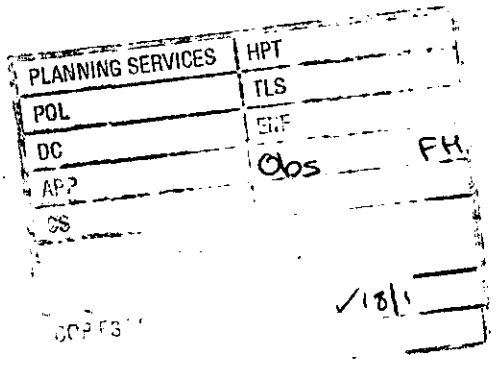
Applicant: Mr & Mrs T Walt C/O C & C Design Asc.

Your observations are required in respect of this application **by 28/01/2001**.

The Parish Council has no objections to this application.

SIGNED: C S Cl DATE: 25-1-01

Clerk To Finchampstead Parish/Town Council.



Mr K Dance
59 Wellesley Drive
Crowthorne
Berks
RG45 6AL

Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

16th January 2001

Dear Sirs,

RE: Planning Application No: F/2000/3074

With reference to the above planning application to the property, namely 57 Wellesley Drive, Crowthorne, Berks, I feel I must raise an objection on the grounds of over development.

This property was the subject of a huge extension in 1981 which, enlarged it to a six bedroom/ground floor tropical plant room/garden room from it's original 4 bedroom design and it must now be surely the largest property in Wellesley Drive and must have reached it's maximum potential as a residential property.

Further more, after perusing the plans at the Council offices on Tuesday 9th January 2000, the proposed extension would be hardly beholding on the eye and in my opinion it would be quite unsuitable for what is at present a pleasant road to live in.

I trust that you will take my observations into account when reaching a decision.

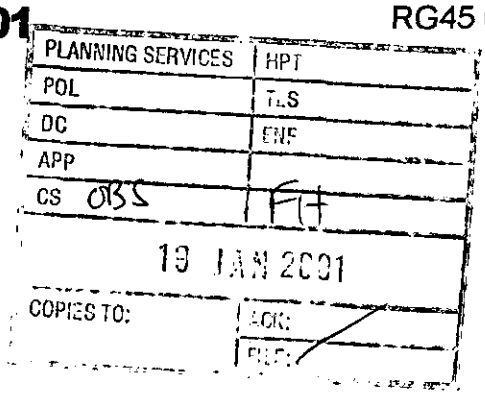
Yours faithfully,

KEITH DANCE

BY HAND.
19/01/2001.

Captain J Y & Mrs G E Cox
55 Wellesley Drive
Crowthorne
Berks.
RG45 6AL

19th January 2001



Miss F Humayun
Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Madam

Objections to Proposed Single Storey Extension to Dwelling.

Application F/2000/3074

57 Wellesley Drive, Crowthorne.

We refer to the above matter, and should be grateful if you can give due consideration to the contents of this letter before making your decision to grant or refuse the application.

This proposed extension is an encroachment towards our property (No. 55), and would come very close to the boundary fence.

The side elevation on the south side shows a dimension of some 19/20 feet, with a depth of some 12 feet out from the existing building. This is a major encroachment towards No. 55.

The roof of this proposed building will extend upwards to the level of the existing bedroom windows. This would present us with a very large area of roof tiling, and would affect the enjoyment of our property.

If this extension were permitted, it would have a detrimental effect on the saleable price of our property.

The noise and disruption, inevitable in the construction of this extension, would not be in the best interest of our health. We had hoped that following the building of an upper storey extension to No. 57, converting it from a four bedroomed house to a six bedroomed property, we could look forward to a long period of stability without further building operations.

Yours faithfully,

J.Y. Cox G.E. Cox.

Captain J Y and Mrs G E Cox

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

Tel: 0118 974 6482

Date: **04 January 2001**

My ref: F/2000/3074

CONFIDENTIAL

Councillor Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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/2000/3074
57, Wellesley Drive, , Crowthorne.
Proposed single 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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/3074**
57, Wellesley Drive, , Crowthorne.
Proposed single 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 Charlesworth

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

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

Tel: 0118 974 6482

Date: **04 January 2001**

My ref: F/2000/3074

CONFIDENTIAL

Councillor Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/3074**
57, Wellesley Drive, , Crowthorne.
Proposed single 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 Cundy

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

Received by Wokingham District Council

Application No: F/2000/3074

Proposal:
Proposed single storey side extension to dwelling.

Location:
57, Wellesley 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/01/2001. 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

04 January 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	21 DEC 20
Officer: FH	Application No. F/2000/3074

Map No. 108 Site 0:07
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING

Location: 57 WELLESLEY DRIVE

Parish: WOK WOUT Ward: FINCHAMPSTEAD NORTH
04.01.01

Applicant: MR | MRS WALT

Joint cheque with B/control

Fee 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 : 04.01.01 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 site adjoins a railway line
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS: (Rural area).

.....N.o...pre...apps.....
Archaeological site - may be consult BABTIE.
.....N.B...Bablie...not...consulted.....

NEIGHBOURS:

.....Site notice and see map ✓.....

1305 **ENVIRONMENTAL SERVICES**

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME ADDRESS 21.DEC.2000* 3074 POST CODE	MR. & MRS T. WATT 57 WELLESLEY DR. CROWTHORNE TEL NO
2	AGENT'S NAME ADDRESS POST CODE	C & C DESIGN ASC. THE BIRCHES LOWER WOKINGHAM ROAD CROWTHORNE RG45 6BX Tel: 01344 772043 TEL NO
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	57 WELLESLEY DR CROWTHORNE BERKS
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	Single Garden Room extension.
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	YES / NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	Brickwork & Tiled 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

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing 4	Proposed 4
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 ensure that you enclose the following:-		
	(a) 6 copies of this form signed and dated		
	(b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/the applicant has given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding.

SIGNED [signature] ON BEHALF OF Mr. & Mrs WALT

DATE 15 12/00

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐

ADDRESS 57 WELLESLEY DRIVE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No. SU 8264 (10

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1233/72	Renway const	house + garage	28 · 9 · 72	APP
527/73	"	change house type	22 · 3 · 73	
BR 15388	MR. C. RICHARDSON	[illegible]	18-8-80	APP.
13974.	" "	Tropical plantroom at		
		rear of garage & bedroom		
		playroom study & shower		N/A
		over garage	28. 8. 80	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 26

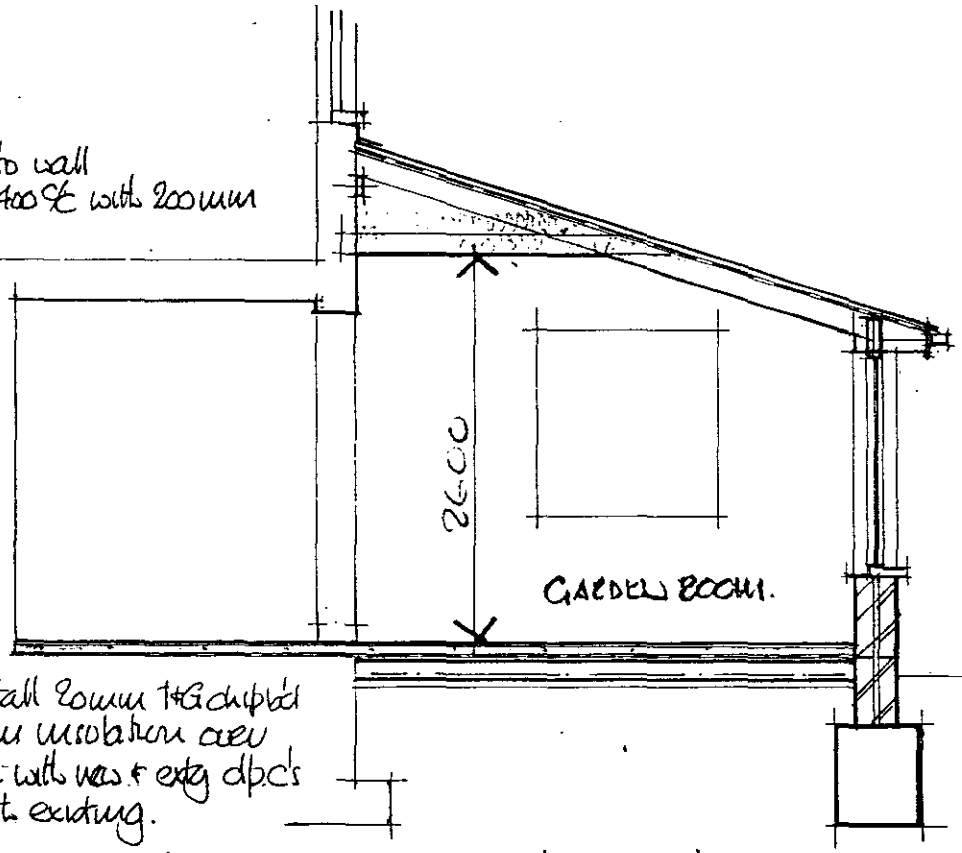
DRAINAGE

091074

21. DEC. [illegible] 3074

38x100 bearer p+s to wall
100x50 ceiling jsts @ 400 c/c with 200mm glass fibre insulation.

remove extg glazed units & reduce brick to floor level.



to new & extg floor install 20mm T+G chipbd 50mm min Styrofoam insulation over polythene dpm to link with new & extg dpc's new floor to be level with existing.

oversite c/o 150mm concrete slab with A.142 anti cracking mesh, 50mm blinding over min 150mm well consolidated h/core. U VALUE 0.45 W/m² °C

SECTION A–A

Roof c/o tiles to match existing, battens over layer roofing felt 125x50 rafters @ 400 c/c 12.5mm foil backed plbd ceiling with "Celotex" GA2054 & 2017 (71mm c/a) to allow for 50mm air gap. U. VALUE 0.35 W/m² °C

build in cavity tray & lead flashing to junction of roof & wall. allow for building in vents @ 2.0m c/c to allow for X venting off roof void.

h/r pvc gutter on s/w fascia with masterbd soffite with 20mm air gap with insect screen 2/200x50 trimmer beam bolted together with joist hangers

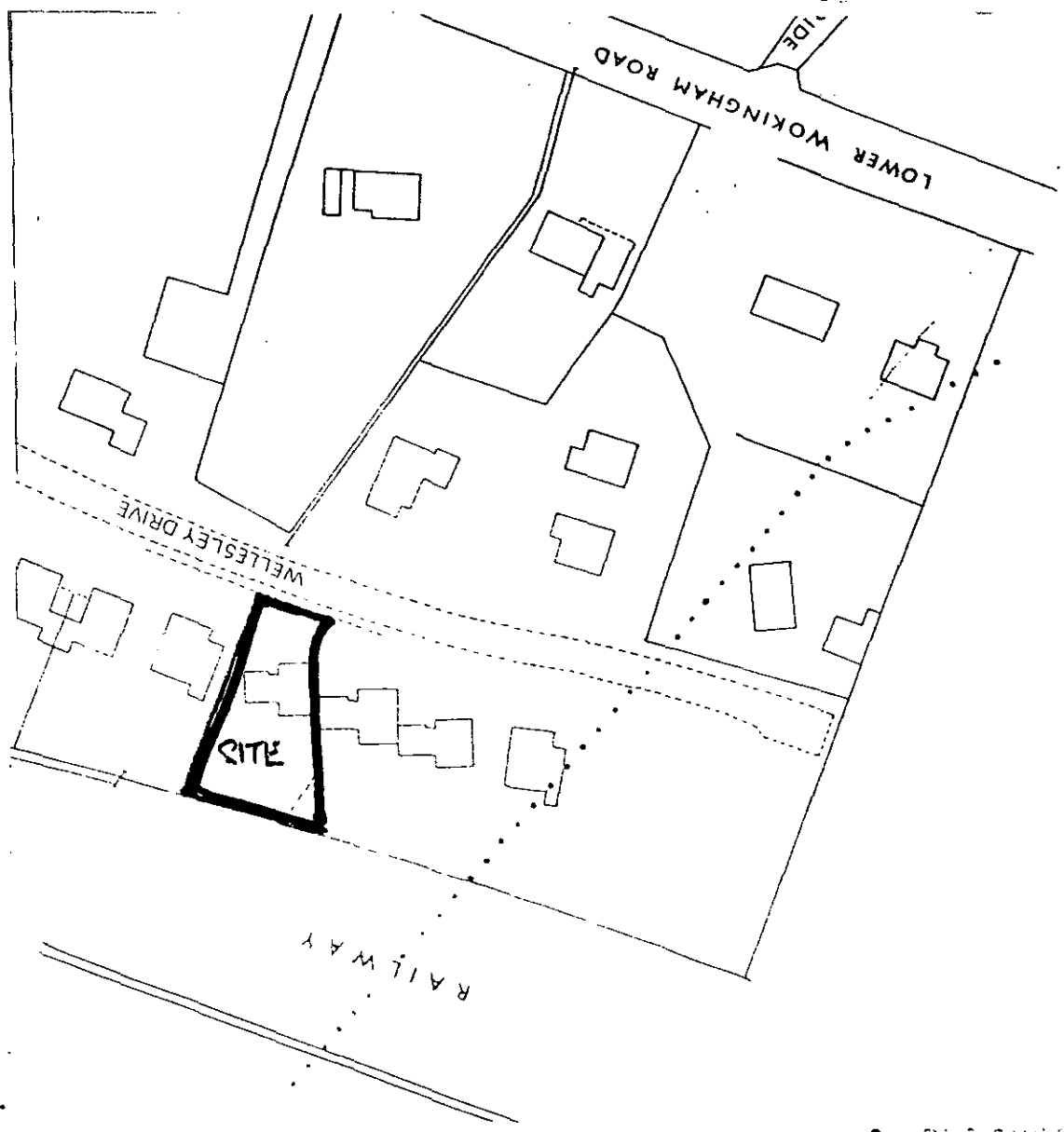
d/glazed U.PVC units

Insulated cavity wall with 125mm 'Turbo' block inner skin ab.

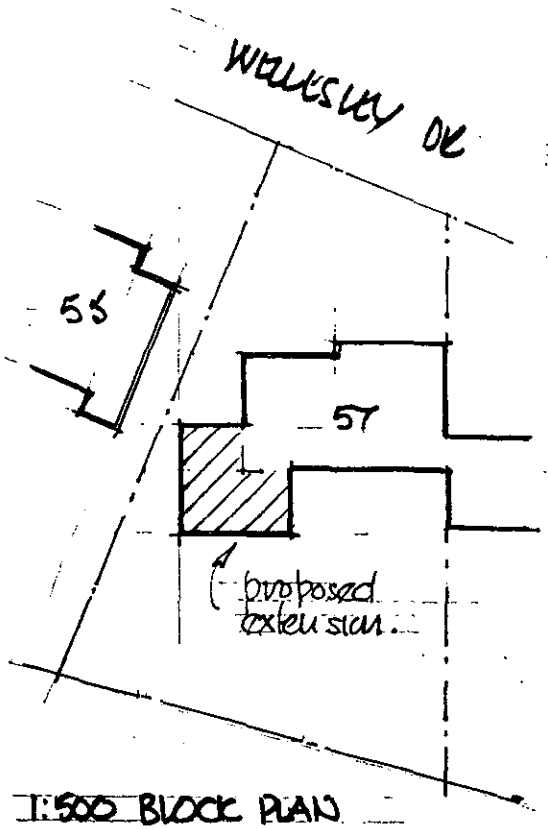
dpc min 150mm above GL.

500 wide conc trench fill foundations, 700mm deep to a min depth 1.0m below grd level to an adequate grd bearing strata. to suit site conditions

57 WELLESLEY DR.



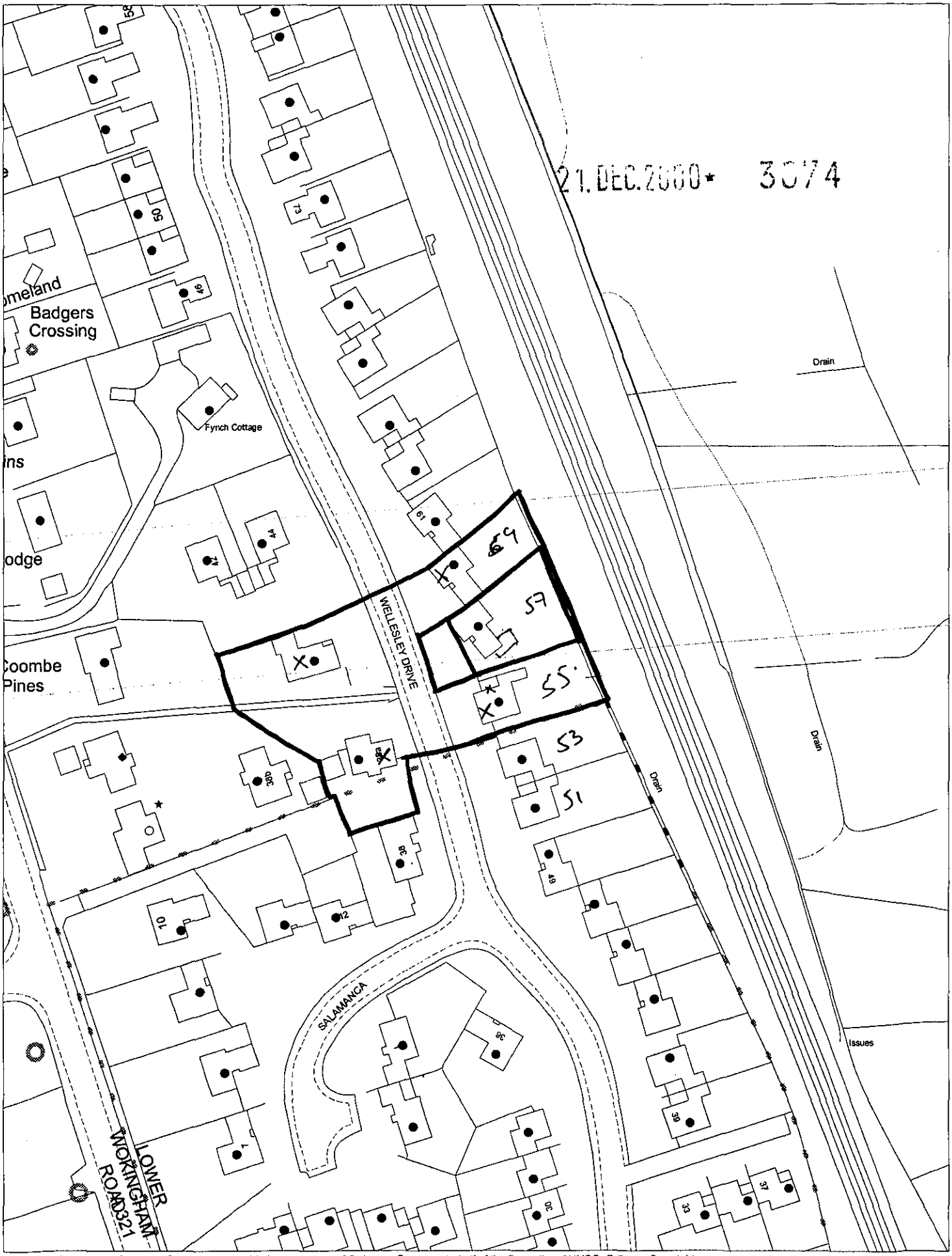
1:1250 LOCATION PLAN



1:500 BLOCK PLAN

21.DEC.2010* 3074

57 WELLESLEY DENE



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Development Control Section, Environmental Services, Wokingham District Council.

3 January 2001 Scale: 1 : 1250