APPLICATION NO:
F/2000/1371 ✓

LOCATION:
23 Crescent Road, Wokingham.

APPLICANT:
Mr C J Singleton

PROPOSAL:
Proposed single storey rear and two storey side extension to dwelling plus front extension to create porch.

EARLIEST DATE FOR DECISION: **09/06/2000**
28 Day Members Cttee: 13/06/2000
APPLICATION EXPIRY DATE: **27/06/2000**

CASE OFFICER: **Natalie Brown**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr C J Singleton
23
Crescent Road
Wokingham
Berks
RG40 2DB

Application Number: F/2000/1371

Parish: **WOKINGHAM**

Location: **23, Crescent Road, , Wokingham.**

Proposal: **Proposed single storey rear and two storey side extension to dwelling plus front extension to create porch.**

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 resemble in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above in the side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
5. No materials, topsoil nor equipment shall be stored within 6 metres of the trunk of the oak tree shown on the plans in the rear garden of 21 Crescent Road.

Condition
6. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Reason
6. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Informative

1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

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:
   South East Area Local Plan PoliciesSTV1, SBE1 and SBE2.
   Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WBE11.

John Mitchell
Development Control Manager
Date: 08/09/2000

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.

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 8 June 2001
My ref: NB/ME/F/2000/1371

C J Singleton
23 Crescent Road
Wokingham
Berks
RG40 2DB

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 Mr Singleton,

APPLICATION: F/2000/1371-SINGLE STOREY REAR EXTENSION, 2 STOREY SIDE EXTENSION AND FRONT PORCH EXTENSION
SITE: 23 CRESCENT ROAD, WOKINGHAM

I refer to your letter and drawings (CJS 22 Apr 2000 Drg 02, 03, 04, 14, 15a, 16, 17, 18, 19 & 20) received on the 30 May 2001 with reference to the above.

I can confirm that the changes as shown by drawings 15a, 16, 19 and 20 cannot be treated as a minor amendment to the above application. As the side (north) elevation and front (east) elevation shows, the roof height will be increased and this alteration to a gable end will increase the volume of the approved application resulting in a materially different proposal.

You would therefore be required to submit a new planning application. Provided you re-submit the application before 8 September 2001, you would be exempt from paying any planning application fee.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

NAB

pp M Evans
Principal Planning Enforcement Officer

Cc: Christine Dodsworth: DC/BC Liaison Officer

Natalie Brown

From: Mike Evans
Sent: 07 June 2001 13:09
To: Natalie Brown
Subject: RE: 23 Crescent Road (minor amend)

Good letter

-----Original Message-----
From: Natalie Brown
Sent: Wednesday, June 06, 2001 3:22 PM
To: Mike Evans
Subject: 23 Crescent Road (minor amend)

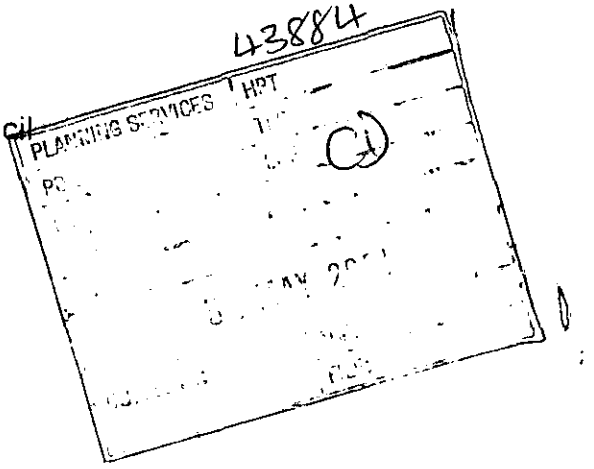
<< File: 1371-Singleton.doc >>

Recd 9.30AM 30.5.01

23 Crescent Road
Wokingham
Berks
RG40 2DB
Tel 0118 978 0679

29
19 May 2001 (By Hand)

Mrs C Dodsworth
Building Control
Wokingham District Council
Shute End, Wokingham
Berks, RG40 1WR



Dear Mrs Dodsworth

FP2001/1757(1371)

Thank you for your telephone message which I picked up on the answerphone when I returned home this evening. 4 copies of the drawings you requested accompany this letter, those deviating from the previous planning approval being indicated (*):

Drg 02 - existing ground floor plan
Drg 03 - existing first floor plan
Drg 04 - existing roof
Drg 14 - proposed ground floor plan
Drg 15 - proposed first floor plan (*)
Drg 16 - proposed east (front) elevation (*)
Drg 17 - proposed west (rear) elevation
Drg 18 - proposed south elevation
Drg 19 - proposed north elevation (*)
Drg 20 - proposed roof (*)

You will note that the change to the roof line is merely the inclusion of a gable, closely resembling the existing gable, in place of a dormer window, and as such I hope you will be able to consider the change as a minor amendment.

I look forward to hearing from you further.

Yours sincerely

Christopher J Singleton

C J Singleton

Natalie
Plans recd for 1371 requesting minor amendments. Please let me know if not approved CO 31/5/01

23 Crescent Road
Wokingham
Berks
RG40 2DB
Tel 0118 978 0679

19 May 2001

Mrs C Dodsworth
Building Control
Wokingham District Council
Shute End, Wokingham
Berks, RG40 1WR

Dear Mrs Dodsworth

FP2001/1757(1371)

Thank you for copy of your letter of 14 May to Mr A C Young.

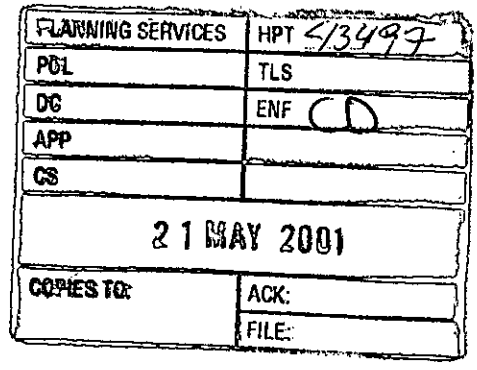
Of the 2 changes, our idea of increasing gross external area of the extension to the west side of the property has now been dropped.

Since the change to the roof line is merely the inclusion of a gable, closely resembling the existing gable, in place of a dormer window, please will you consider the change as a minor amendment.

Yours sincerely

Christopher J Singleton

C J Singleton



Tel. 0118 974 6443 (Direct Line)

Date. 14 May, 2001

My ref. CD/FP2001/1757(1371)

A C Young & Son
96 Norreys Avenue
WOKINGHAM
Berkshire

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) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Sir,

23 CRESCENT ROAD, WOKINGHAM
TWO STOREY SIDE & SINGLE STOREY REAR EXTENSIONS

On checking your Building Regulations Application Number FP2001/1757 received on 2 April, I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The proposal is materially different from the Approved Planning Number F/200/1371, which cannot be dealt with as a minor amendment. There is an alteration to the roof which involves additional volume. The rear extension has been increased in size also. The floor plans sent to Building Control do not match the elevations.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 4 June. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.
Cc Mr & Mrs Singleton

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1371	NB
BUILDING CONTROL NUMBER.	BR 2001/1757	Howard.
~~APPLICANT~~/AGENT	AC Young.	
ADDRESS OF SITE	23 Crescent Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	D/S rear + 2 storey side (+ front ext to create porch - DC only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS (rear/front) South North West + East	drawing 18 drawing 19 + 16	drawing 10. drawing 11 drawing 09 + 08
FLOOR PLANS ground	rec-d 3/4/01	drawing 05 " 06

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/9/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? Natalie on leave for two weeks - not seen.	BC - alteration to roof - additional volume - ~~additional~~ one side door deleted - window not shown on BC floor plans but is on elevations North.	
DATE	14/5/01 - additional volume rear ext but not shown on W rear elevations etc.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	14/5/01		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1371

Applicant : Mr C J Singleton .

Location : 23, Crescent Road, , Wokingham.
Proposal : Proposed single storey rear and two storey side extension to dwelling plus front extension to create porch.

Site Notice Displayed ? :

YES	NO	DATE
✓		30/5

Date of Neighbour Notifications : .....

Date of Site Visit : ..... 13/7 .....

Date Registered : 02/05/2000

Earliest Date for Decision : 09/06/2000

Latest Consultation Date/Site Notice Expiry Date : 09/06/2000

Application Expiry Date: 27/06/2000

Consultation Responses :

WOKTC: 8/6 - no objections.

Trees: 6/9 - Distance of extn in relation to tree would not adversely affect the tree. No materials, equipment etc should be stored within 6m of the trunk of the tree.

Highways: 30/5 - condition

Neighbours: none received.

Planning Issues :

1) Impact upon neighbouring properties

2) Impact upon the street scene.

3) Impact upon the health of [illegible] trees.

4) Impact upon highway safety

Application Number: F/2000/1371

Appraisal :

~~1) Ind. Development: 2) S.S rear extn & 2s side extn~~.
. Development: S.S rear, 2s side + front extn (porch).
A previous application was approved under 99/69365/F - the current application though for similar works differs in size + design.

1) Impact upon neighbouring properties (no objections received)
over the previously approved app - eaves height is still 5m with a 1m gap retained with 2s crescent road. The ridge height is proposed at ≈ 8m (previously 8.5m) - still with a hipped roof.
There would be no windows in the side elevation (condition added) - therefore as the ridge height is lower than previously approved - it is considered that there would be no detrimental impacts

2) Impact upon the character of the streetscene.
The dwelling is set back from the road & materials used would match existing - it is therefore considered that there would be no detrimental impact upon the streetscene.

3) Impact upon highway safety.
5 bedrooms proposed ∴ 4 parking spaces required.
There is provision for this & provided it is retained there would be no detrimental impacts upon highway safety.

4) Impact upon health of trees.
Provided no materials/equipment etc is stored within 6m of the oaktree in 21's rear garden there would be no impact to the health of the tree.

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

Application Number F/2000/1371
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
①	C001	R001	(full permission - 5 years)
②	C014	R014	(External finishes to match)
③	C044	R046	(No windows to be inserted)
			INSERT : first floor level or above in the side elevations.
④	C049	R049	(Garages to be retained)
⑤			No materials, topsoil nor equipment shall be stored within 6m of the trunk of the oak tree shown on the plans in the rear garden of 21 Crescent Road.
			Reason :- In the interest of the future health + amenity value of the trees.
⑥	C070	R070	Plans
	N06		(Within curtilage)
	N16		WDLD (DD) : NOS3, WBE1, WBE11
			SCALD : STN1, SBE1, SBE2.

John Mercer
8/9/00

RECORD OF SITE VISIT

SITE ADDRESS: 23 Crescent Road Wokingham.

APPLICATION NUMBER: F/2000/1371

OFFICER: Natalie Brown

DATE OF SITE VISIT: 13/7

1 SITE/STATUTORY NOTICE DISPLAYED ? 30/5 – on fence by entrance to property

2. DESCRIPTION OF SURROUNDINGS
Residential - identified settlement of Wokingham.

3. DESCRIPTION OF SITE/BUILDING
Side integ garage on side of No 23.
long rear garden
Nos 2+4 set back from boundary.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached -

4 Murdoch. 1 first floor window

21 1 first floor window obs. glazed

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Two accesses to property.

LEVELS

BOUNDARY TREATMENT 1.8m close boarded fencing on front. Laurel? hedging non 4.

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 MAY 2000	
Officer: NAB	Application No. F|2000|1371

Map No. ..... Site ..070....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) Proposed Single Storey rear and two storey side Extension to dwelling plus front extension to create Porch.

Location: 23 Cresent Road

Parish: Wokingham Ward: Wescott ✓ 1615

Applicant:
Mr. C.J. Singleton

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 : 16.5 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:

J|N + 12, 14, 16 + 21 Cresent Rd
2 + 4 Murdoch Rd
58 Howard Rd.

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 06/09/00

Location: 23 Crescent Road, Wokingham

Proposal: Proposed single and two storey side extension to dwelling plus front porch extension

Application Number: F/2000/1371

In response to your consultation dated 16th May 2000 for the above application, the arboricultural comments are as follows:

I have no objection to planning permission being granted.

From the plans the Oak tree at number 25 is shown as growing 9 metres from the existing garage. The proposed extension is shown as being 8 metres from the tree. At this distance its construction will not adversely effect the tree. I would recommend that no materials, topsoil, equipment etc. are stored within 6 metres of the trunk of the tree.

Neil Etherington
Senior Arboriculturist

Neil – Previously commented.

To:
Trees

18 MAY 2000

From: Natalie Brown

Date: 16 May 2000

Application Number: F/2000/1371

Proposal: Proposed single storey rear and two storey side extension to dwelling plus front extension to create porch..

Site Address:
23, Crescent Road, , Wokingham.

Applicant:
Mr C J Singleton .

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

NO TPO

TO: **DEVELOPMENT CONTROL**
Bhavashi Vashi

FROM: Environmental Design

DATE: 26th May 1999

Location: 23 Crescent Road, Wokingham

Proposal: Proposed two-storey side extension.

Application Number: 99/69365

In response to your consultation dated 31st March 1999 for the above application, the arboricultural comments are as follows:

Bedroom 5 comes to within 2.3 metres of the Oak tree growing in the neighbour's garden. Its construction is likely to be detrimental to the health of the tree. BS 5837 : 1991 'trees in relation to construction' recommends that for a tree of this size and age no construction should take place within 6m of its main stem. However as the proposals only effect a limited amounts of the trees available rooting area this could be reduced by one-third (to 4 metres). A slight modification to the plan should achieve this.

Neil Etherington
Senior Arboriculturist

✓ 32a Rectory Road.

✓ 23 Crescent Road

↓

Chase up trees response.

checked with Neil Etherington 1/9/2000
said he was doing something with 32a Rectory Rd
prop today & that he needed to check a few
things with 23 Crescent Road MAB.

Natalie Brown

From: Neil Etherington
Sent: 22 August 2000 09:46
To: Natalie Brown
Subject: RE: Outstanding tree consultations

Hi Natalie

Sorry! Not yet. I will try and deal with in the next couple of days. Please feel free to let me know if there are any other applications you need urgent comments on at any time and I will try and expedite.

Thanks

Neil

-----Original Message-----
From: Natalie Brown
Sent: 08 August 2000 16:09
To: Neil Etherington
Subject: Outstanding tree consultations

Hi,

Sorry to be a pain, but I wanted to know if you have had a chance to do the tree consultation for the following applications:

32a Rectory Road, Wokingham (F/2000/1695)
23 Crescent Road, Wokingham (F/20000/1371)

If you haven't had a chance to do them yet, if you could let me know so I can inform the agents/applicants

Thanks

Natalie

+44 118 936 1041

FAX MESSAGE

From C J Singleton
Mobile +44 7770 577774
Email cjs@m3vision.com
23 Crescent Road
Wokingham, Berks
RG40 2DB, UK
Tel +44 118 978 0679
Fax +44 118 936 1041

PLANNING SERVICES	IPT 32968
POL	TLS
DC NS	ENF
APP	
CS	
14 AUG 2000	
COPIES TO:	ACK:

To Natalie Brown
Wokingham District Council
974 6484

Sent 13/08/2000 at 19:42:02

Pages 1 including this one

Subject Planning Application F/2000/1371

OR :

Hi

In your absence, I spoke to Mrs Polnic on 19/7 and she was going to check with the Tree Officer, to be ready for my application to receive consideration on your return from holiday.

As it is now 15 weeks since I applied and a decision is normally forthcoming within 5-8 weeks, please can you let me know what the status of my application is.

I look forward to hearing from you.

Regards CJS

16/8 :
He phoned & I said I was still waiting for trees comments & that tree officer would be back on 22/8.
- He was not v. happy with the delay & wants to know who tree officer reports to within WDC
- I said I'd see if I could sort anything out today & get back to him this afternoon.

NMB

22/8 . 9.30am .
Phoned & left message on answerphone to say that New Emerington would be doing comments over next few days.
NMB.

1327

WOKINGHAM DISTRICT COUNCIL

To Case file F/2000/1371

Date 19.7.00 Time

WHILE YOU WERE OUT

Name Mr Singleton

Of

Phone No. Ext.

Phoned	✓	Please call back	X
Called to see you	X	Will call back	X
Wants to see you	X	Urgent	X

MESSAGE Explained that case officer was on. tree officer's comment and was on leave until 7/8. Applicant explained that similar appln. (current appln. is smaller) was approved under 99/69365/F and couldn't understand delay. I said I could chase NG for comments RD 19/7.

Signed

DNE note left for NG 19/7.

1327

WOKINGHAM DISTRICT COUNCIL

To Neil

Date 9.50 Time 19/7.

WHILE YOU WERE OUT

Name

Of

Phone No. Ext.

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Please could we have your comments on appln. F/2000/1371 23 Crescent Rd. (similar appln approved under 99/69365/F).

Signed Basia on behalf of Natalie

+44 118 936 1041

FAX MESSAGE

From C J Singleton
Mobile +44 7770 577774
Email cjs@m3vision.com

23 Crescent Road
Wokingham, Berks
RG40 2DB, UK
Tel +44 118 978 0679
Fax +44 118 936 1041

NAB 31835

To Planning Services
Wokingham District Council
974 6484

Sent 15/07/2000 at 17:59:30

Pages 1 *including this one*

Subject Application No: F/2000/1371

Reply rec'd.

Further to my application at the end of April, please can you advise current status.

I am aware of there being a backlog at the moment owing to an excessive number of applications but would appreciate an estimate of when I am likely to know the outcome.

Regards CJS

18/7 2.35pm – phoned & said was waiting for mgrs response.
If had nothing in 2 weeks would phone them back & chase-up with mgr dept.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

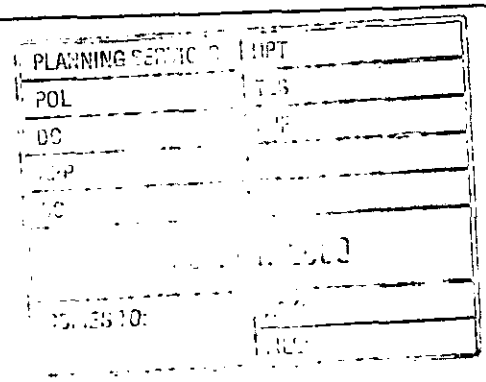
Application Number: F/2000/1371

Proposal: Proposed single storey rear and two storey side extension to dwelling plus front extension to create porch.

Site Address: 23 Crescent Road, Wokingham.

Applicant: Mr C J Singleton

Your observations are required in respect of this application by **09/06/2000**



No objection

SIGNED: _____ **DATE:** 09/06//00

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 16 May 2000

Application Number: F/2000/1371

Proposal: Proposed single storey rear and two storey side extension to dwelling plus front extension to create porch.

Parish: WOKINGHAM TOWN

Site Address:
23, Crescent Road, , Wokingham.

Applicant:
Mr C J Singleton .

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).

Comments

SC: 23 (Insert: Parking & Garaging).

SR: 06.

Signed: [signature] **Print name:** Stephanie Knowles

30/05/00.

Received by Wokingham District Council

Application No: F/2000/1371

Proposal:
Proposed single storey rear and two storey side extension to dwelling plus front extension to create porch.

Location:
23, Crescent Road, , Wokingham.

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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/06/2000. 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

16 May 2000

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

Tel: (0118) 974 6492

Date: **16 May 2000**

My ref: F/2000/1371

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2000/1371
23, Crescent Road, , Wokingham.
Proposed single storey rear and two storey side extension to dwelling plus front extension to create porch.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1371**
23, Crescent Road, , Wokingham.
Proposed single storey rear and two storey side extension to dwelling plus front extension to create porch.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

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

Tel: (0118) 974 6492

Date: **16 May 2000**

My ref: F/2000/1371

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Signed: _____ Date: _____
Councillor Green

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

23, CRESCENT ROAD

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
B/34/59		24/8/59	Erect 1 detached house with detached garage	27/8/59 C			
26235			NEW VEH. ACCESS (C S. SINGLETON)	6.10.86 C/A			
98/6810 6/F			2/ST. & 8/ST. LETS. & PORCH (")	24/11/98	RAF		
99/69365/F			(Mr & Mrs C. Singleton) 2/st/s extn + s/st	22/6/99	C/A		
			rear extension and front porch.				

23 Crescent Road
Wokingham
Berks
RG40 2DB
Tel 0118 978 0679

28 April 2000

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

02.MAY2000* 1371

Dear Sirs

Planning Application for Extensions at 23 Crescent Road

This application for planning permission is further to that approved on 22 June 1999, ref 99/69365/F. Enclosed are 6 copies of the following together with cheque for £95.00:

Application form
Location plan
Drg 01 - site plan
Drg 02 - existing plans
Drg 03 - existing elevations
Drg 04 - existing roof
Drg 05 - proposed ground floor plan
Drg 06 - proposed first floor plan
Drg 07 - proposed roof
Drg 08 - proposed east (front) elevation
Drg 09 - proposed west (rear) elevation
Drg 10 - proposed south elevation
Drg 11 - proposed north elevation
Drg 12 - provision for parking of 4 cars, one of which in garage

The proposed single storey rear extension for new kitchen and 2 storey side extension for integral garage and outside WC with bedroom and bathroom over are to be constructed in the space currently occupied by the separate garage and utility room. In view of the extensions having a gross external area less than, and contained within that of application 99/69365/F, please could you consider the new proposals as an amendment rather than a new application.

Yours faithfully

Christopher J Singleton

C J Singleton
Enc

Environmental Services

For office use only.
Application number: 02.MAY2000* 1371

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	C J SINGLETON
	Address and postcode	23 CRESCENT ROAD WOKINGHAM BERKS RG40 2DB
	Phone number	0118 978 0679
2	Agent's Name	N/A
	Address and postcode	
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these *maps from the Environmental Services reception* or order them by phoning 0118 974 6485.	23 CRESCENT ROAD WOKINGHAM BERKS RG40 2DB
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR AND TWO STOREY SIDE EXTENSIONS PORCH
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.	BRICKS ROOFTILES, TILE HANGING WINDOWS AND FRAMES ALL 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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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 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: Christopher J Singleton

on behalf of

Date 28 April 2000

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

02.MAY2000* 1371

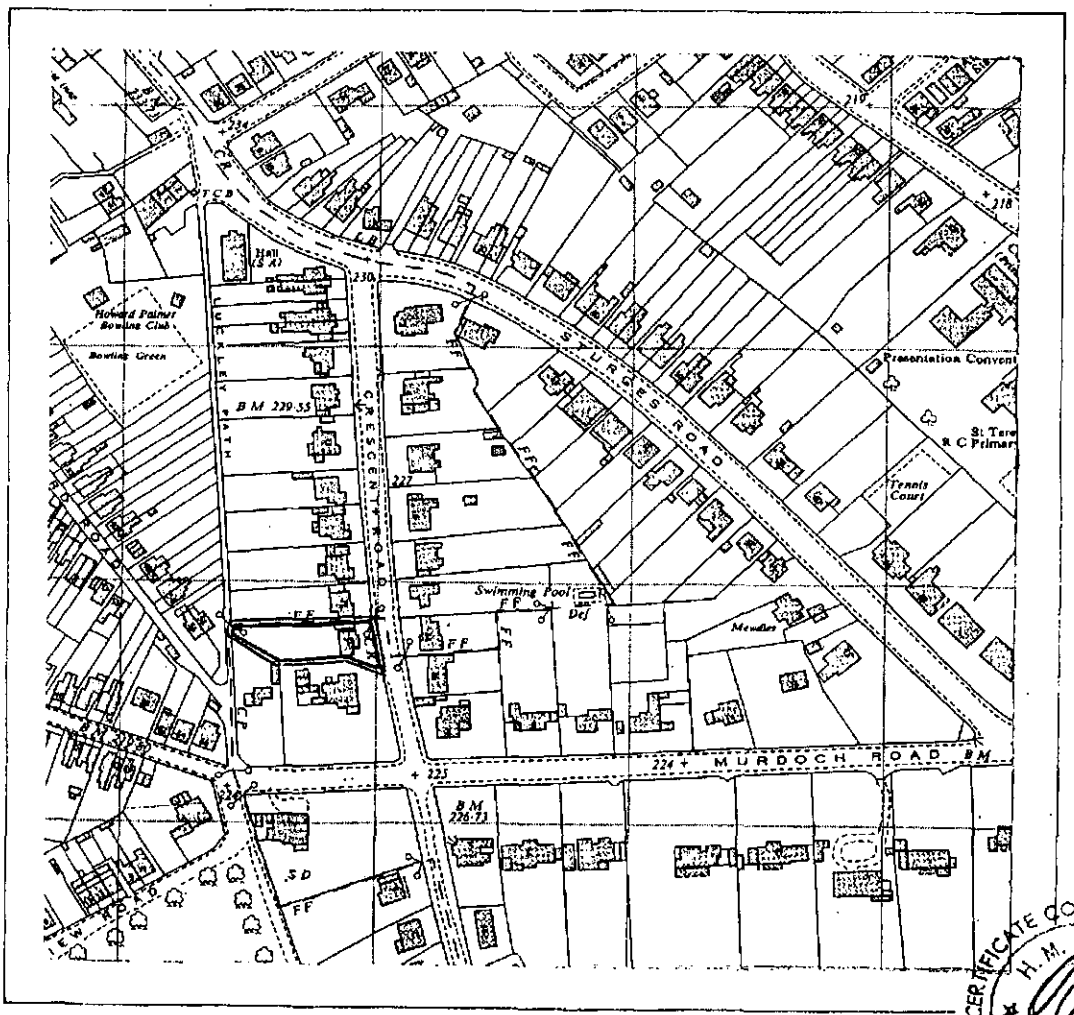
H.M. LAND REGISTRY

TITLE NUMBER	
BK77282	

ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	BERKSHIRE		SU 8168

Scale: 1/2500 © Crown Copyright

PARISH WOKINGHAM WITHIN



CERTIFICATE COPY OF FILED PLAN H.M. REGISTRY



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Development Control Section, Environmental Services, Wokingham District Council.

10 May 2000

Scale: 1 : 1250

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W E
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