APPLICATION NO:
F/2000/2978

LOCATION:
37 Hinton Close, Crowthorne.

APPLICANT:
Mr & Mrs Barker C/O Andesign

PROPOSAL:
Proposed two storey side extension to dwelling and single storey front extension.

EARLIEST DATE FOR DECISION: **07/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
31/01/2001

CASE OFFICER: **George Allpress**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Barker
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/2978

Parish: **WOKINGHAM WITHOUT**

Location: **37, Hinton Close, Crowthorne.**

Proposal: **Proposed two storey side extension to dwelling and single storey front extension.**

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.

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 side elevation 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 part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
6. Prior to first occupation of the extension hereby approved the driveway shall be widened to 4.8 metres, constructed in a bonded material and the associated crossover extended to 4.8 metres wide, and they shall thereafter so be maintained.

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. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
6. In the interests of highway safety.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

South East Area Local Plan Policies SBE2 and ST5.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

Informative

2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

John Mitchell

John Mitchell
Development Control Manager
Date: 18/01/2001

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2978	GA
BUILDING CONTROL NUMBER	RP 2000/1386	Brian
~~APPLICANT~~/AGENT	Adesign	
ADDRESS OF SITE	37 Hinton Close Corsham WOK. WITHOUT	
DESCRIPTION OF PROPOSED WORK	2 storey side ext + S/S front ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3092A	AH/E/3092A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	26/1/01.	

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	

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

Tel: 0118 974 6442

Date: **14 December 2000**

My ref: F/2000/2978

CONFIDENTIAL

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

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2978
37, Hinton Close, , Crowthorne.
Proposed two storey side extension to dwelling and single storey front extension.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2978**
37, Hinton Close, , Crowthorne.
Proposed two storey side extension to dwelling and single storey front extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Helliar-Symons

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

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

Tel: 0118 974 6442

Date: **14 December 2000**

My ref: F/2000/2978

CONFIDENTIAL

Councillor Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2978
37, Hinton Close, , Crowthorne.
Proposed two storey side extension to dwelling and single storey front extension.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2978**
37, Hinton Close, , Crowthorne.
Proposed two storey side extension to dwelling and single storey front extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lewis

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

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

Tel: 0118 974 6442

Date: **14 December 2000**

My ref: F/2000/2978

CONFIDENTIAL

Councillor Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/2978
37, Hinton Close, , Crowthorne.
Proposed two storey side extension to dwelling and single storey front extension.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2978**
37, Hinton Close, , Crowthorne.
Proposed two storey side extension to dwelling and single storey front extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

Received by Wokingham District Council

Application No: F/2000/2978

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

Location:
37, Hinton Close, , 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/01/2001. 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

14 December 2000

WORK SHEET FOR: George Allpress

Application Number: F/2000/2978

Applicant: Mr & Mrs Barker C/O Andesign.

Location: 37 Hinton Close, Crowthorne.

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

Site Notice Displayed? :	YES	NO	DATE
	✓yes		23/12/00

Date of Neighbour Notifications: 14/12/00

Date of Site Visit: 21/12/00

Date Registered: 06/12/2000

Earliest Date for Decision: 07/01/2001

Latest Consultation Date/Site Notice Expiry Date: 07/01/01
13/01/01 (GA)

This application will have expired on: 31/01/2001. 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:

Highways - recommend approval subject to appropriate conditions.

Wokingham Without Parish Council - no objection.

At the time of writing no further comments have been received.

Planning Issues: The issues raised by this application are impact to neighbour amenity, street scene and provision of off street parking.

The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

Application Number: F/2000/2978

Appraisal:

The application property is a semi-detached house, the south western half of the pair, which is situated on the north west side of Hinton Close. The property lies on an estate of similarly designed contemporary dwellings.

The application proposes a two storey extension with front canopied extension and front entrance/porch extension. The ground floor is to provide a playroom and utility room and the first floor to provide an additional bedroom. The house would become a four bedroom dwelling.

The two storey extension reads as subservient to the original dwelling in both ridge line and front elevation. The existing roof form would be copied. No terracing effect would result. Other nearby properties have been similarly extended. Therefore no harm to the street scene.

The nearest adjacent property is no.35 which has two windows facing the application site. One window is to a habitable room. There is sufficient distance to ensure no material loss of light.

No other dwelling is impacted upon.

The form of the extension is part width and designed to align with the neighbours building lines, therefore no overbearing impact.

The proposal complies with parking standards.

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

Application Number: F/2000/2978
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C14	R014	EXTERNAL FINISHES TO MATCH
3	C044	R044	NO WINDOWS TO BE INSERTED INSERT: .....in the side elevation of the extension....
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
06			Non Standard Condition
			Prior to first occupation of the extension hereby approved the driveway shall be widened to 4.8 metres, constructed in a bonded material, and the associated crossover extended to 4.8 metres wide, and they shall thereafter so be maintained.
			Reason:
			In the interests of highway safety.
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

2	N07		ACCESS CONSTRUCTION (AGENCY)

John Thurlow
18/1/01

RECORD OF SITE VISIT

SITE ADDRESS: 37 Hinton Close, Crowthorne.

APPLICATION NUMBER: F/2000/2978

OFFICER: George Allpress

DATE OF SITE VISIT: 21/12/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential are within defined settlement.

3. DESCRIPTION OF SITE/BUILDING Modern semi-detached single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No 35 to the south west - no other dwellings impacted upon.

5. SITE CONSTRAINTS

TREES	None in vicinity of proposed extension.
ACCESS/PARKING	Single garage and front hardstanding for two cars.
LEVELS	Fall to west..
BOUNDARY TREATMENT	Dwarf wall to front timber fencing elsewhere.
OTHERS	None

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 14 December 2000

Application Number: F/2000/2978

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

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
37, Hinton Close, , Crowthorne.

Applicant:
Mr & Mrs Barker C/O Andesign.

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).

(1) Driveway to be widened to 4.8 metres minimum, constructed of a bound material and the associated crossing extended to accommodate the widening.

Reason: Highway Safety & Convenience.

(2) C122, R122.

N07.

Signed: _____ **Print name:** Adam Coggins 18/12/00.

01344762283

PLANNING SERVICES | IPT
POL | TLS
APP
CS
03 JAN 2001
COPIES TO: | ACK:
FILE:

Wokingham Without Parish Council Consultation Sheet

Officer George Allpress

No F 2000 2978

Proposal two storey side extension to dwelling and single storey front extension

Site 37 Hinton Close, Crowthorne.

Comments

no comments

Signed :
Clerk to Wokingham Without Parish Council

02 January 2001

G.A

1792

PLEAS

POS

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number .F/2000./2978. relates.

Address of site 34 HINTON CLOSE

CROWTHORNE BERKS RG45 6LA.

Signed

Date 23/12/00

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 05 DEC 2000	**Map No.** 100 Site 003
Officer: GA | Application No. F/2000/2978	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Location: 37 HINTON CLOSE

Parish: WOK W/OUT Ward: WOKINGHAM WITHOUT
14.12.00

Applicant: MR/MRS BARKER

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (5) 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 : ..14.12.00.. 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: No pre-apps.

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

NEIGHBOURS:

..... S/N + see map ✓
.....
.....
.....
.....
.....
.....
.....
.....

Environmental Services

For office use only.
Application number:

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 06 DEC 2000 2978 Phone number	MR & MRS P.C. BARKER 37 HINTON CLOSE CROWTHORNE, BERKS RG45 6LA 01344 775624
2	Agent's Name Address and postcode Phone number	ANDESIGN 9 PERKINS WAY WOKINGHAM, BERKS RG41 2TN 9784165
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension About the application	TWO STOREY SIDE EXTENSION AND SINGLE STOREY FRONT EXTENSION
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 [X] No [ ]
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	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 [X]
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes [X] No [ ]

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	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 make sure that you enclose the following.		
	a Six copies of this form signed and dated.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN)

on behalf of MR & MRS P.C. BARKER

Date 4/12/2000

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

ADDRESS 37 HINTON CLOSE PARISH WOR / WITHOUT

PLOT No. 14 ORD. SHEET No. SU.8365 N

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/16/61	MR. B. HOLMAN	O/APP. RES. DEV.	7.3.61	N/A CL
159/61	MESSRS. R.S. BURNS & CO.	MAISONETTE	14.9.61	APP. CL
7/62	" "	"	29.3.62	APP. RG
24/62 —	" " REVISED PLAN	SEMI-DET. HOUSE & GARAGE	29.3.62	APP. CL
6P 924	MR R. LIPSCOMBE	CONSERVATORY	13.6.74	APP. RL

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
13 December 2000

Scale: 1 : 1250

N
W E
S