APPLICATION NO:
F/2000/1536

LOCATION:
11 Rowan Drive, Crowthorne.

APPLICANT:
Mr Mayley C/O Simon Dickerson

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **24/06/2000**

APPLICATION EXPIRY DATE: **14/07/2000**

CASE OFFICER: **Andrew Thorley**

RAILEX
Marbleboard

EASIFILE FP3

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mayley
C/O Simon Dickerson
Anglian Home Improvements
Conservatory Admin Dept
PO Box 65
Norwich
NR6 6EJ

Application Number: F/2000/1536

Parish: **WOKINGHAM WITHOUT**

Location: **11, Rowan Drive, Crowthorne.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 29/06/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Received by Wokingham District Council

Application No: F/2000/1536

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
11, Rowan 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/06/2000. 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

30 May 2000

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1536

Applicant : Mr Mayley C/O Simon Dickerson.

Location : 11, Rowan Drive, , Crowthorne.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13/6/2000

Date of Neighbour Notifications : 30/5

Date of Site Visit : 13/6/2000

Date Registered : 19/05/2000

Earliest Date for Decision : 24/06/2000

Latest Consultation Date/Site Notice Expiry Date : 24/06/2000

Application Expiry Date: 14/07/2000

Consultation Responses :
Neighbours: None received
Without Parish Council : No Objections

Planning Issues : (identified settlement)
1) Impact on neighbours
2) Impact on streetscene.

27/06/2000

Application Number: F/2000/1536

Appraisal:

1) Impact on neighbouring properties

The proposed development is for a single storey rear extension to dwelling to form a conservatory.

It will be 3.2 metres wide and protrude from the rear elevation via the lounge area by 3.1 metres. The proposed eaves height of the pitched roof will be 2.4 metres with a ridge height of 3.4 metres. The conservatory is located 0.1 metres away from the western boundary.

No. 13, to the west, semi-detached neighbour, windows in rear aspect facing garden (south elevation). Due to a 1.9 metre high close boarded fence on adjacent boundary, the occupants of this property will not be overshadowed or overlooked.

No. 9, to the east, footprint is set forward of No. 11, and extended to the rear with a single storey extension. A secondary window serving the lounge area, on the ground floor faces No. 11. Due to a 3 metre high hedge on boundary and that the proposal is approximately 10 metres away, the occupants of this property will not be overlooked.

2) Impact on street scene /visual impact.

Materials proposed will match existing. The conservatory will not be visible from the road (the roads are not visible from the plot due to the house walls and boundary treatments), this proposal will have no visual impact on street scene.

Recommendation : Approval: [✓] ~~Refusal: [ ]~~
(tick appropriate box)

Application Number F/2000/1536
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	"WORK"

RECORD OF SITE VISIT

SITE ADDRESS: 11 Rowan Drive
Crowthorne.

APPLICATION NUMBER: F/2000/1536

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 13/6/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front wall

2. DESCRIPTION OF SURROUNDINGS
Residential, mix of 2 storey semi detached bungs and houses, 1950 type dev. Quiet road, spacious front gardens + rear.

3. DESCRIPTION OF SITE/BUILDING
Extended to side with 2 storey ext. 2 storey semi detached house, red brick, white UPVC windows clay tiled roof. large rear garden

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plan

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing at front of house. + side

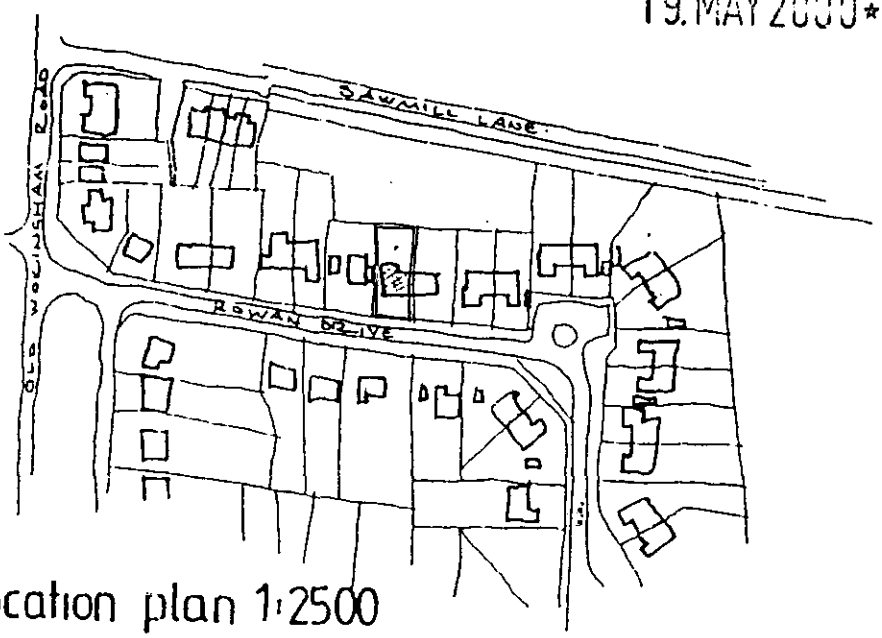
LEVELS — No change, slightly lower than No 9.

BOUNDARY TREATMENT — No 9, 3m laurel hedge, dense + 1.8m fence, garage wall.

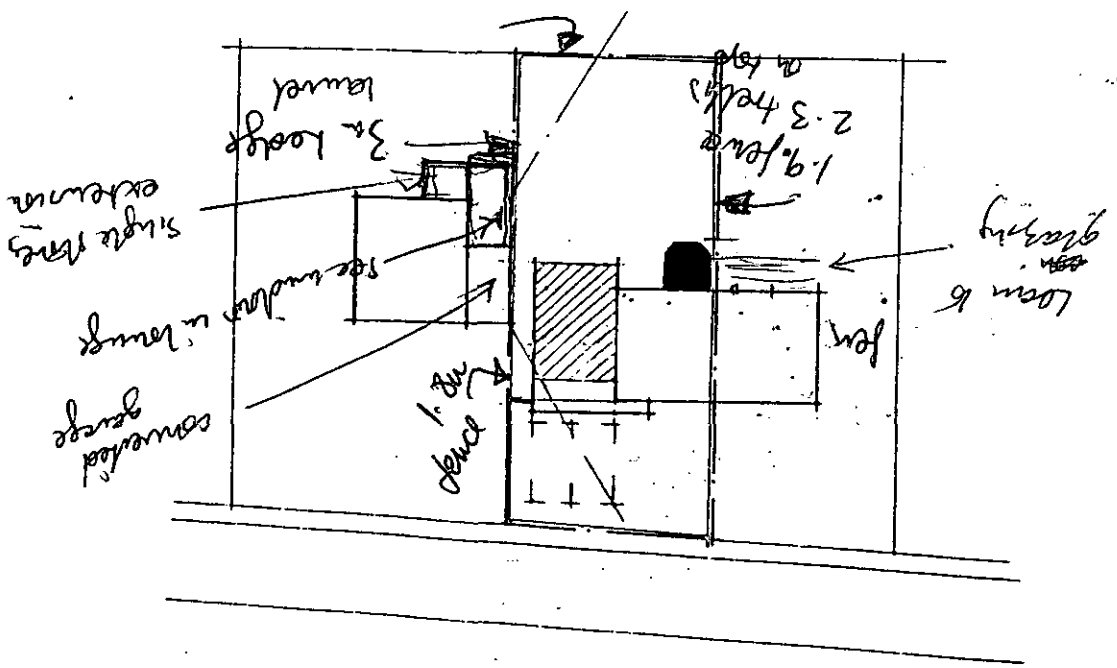
OTHERS — No 13, 1.9m high fence - 2.3m trellis top, rear where con' going.
— Rear boundary, 1.8m fence.

No 6 will not be seen from road.

19.MAY2000* 1556



Location plan 1:2500



Site plan 1:500

Site Notes

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

Tel: 0118 974 6441

Date: **30 May 2000**

My ref: F/2000/1536

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/2000/1536
11, Rowan Drive, , Crowthorne.
Proposed single storey rear extension to dwelling to form conservatory.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** *Application Number:* **F/2000/1536**
11, Rowan Drive, , Crowthorne.
Proposed single storey rear extension to dwelling to form conservatory.
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 6441

Date: **30 May 2000**

My ref: F/2000/1536

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
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_____

Signed: _____ Date: _____
Councillor Ross

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

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

Tel: 0118 974 6441

Date: **30 May 2000**

My ref: F/2000/1536

CONFIDENTIAL

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

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

John Mitchell
Development Control Manager

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Case officer: **Andrew Thorley** Application Number: **F/2000/1536**
11, Rowan Drive, , Crowthorne.
Proposed single storey rear extension to dwelling to form conservatory.
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**********

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	19 MAY 2000
Officer: AT	Application No. F/2000/1536

Map No. ..... Site ...0.06.....
Easting: ..... Flood Pln ...0.....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 11 ROWAN DRIVE

Parish: WOK W/OUT Ward: WOK W/OUT 3015

Applicant: MR MAYLEY

Fee Received 95-00 (2) 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 : 30/5..... 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: S/N + 6, 6a, 8, 9, 13 Rowan Drive

14, 16, 18 Ellis Road

FROM: Andrew Thorley

DATE: 30 May 2000

RECEIVED
02 JUN 2000
W.W.P.C.
POL
DC
APP
COPIES TO:

WOKINGHAM WITHOUT PARISH CONSULTATION SHEET

Application Number: F/2000/1536

Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Site Address: 11, Rowan Drive, , Crowthorne.

Applicant: Mr Mayley C/O Simon Dickerson.

Your observations are required in respect of this application **by 24/06/2000** .

F/2000/
1536

No objections.

SIGNED: _____

Clerk To Wokingham Without Parish/Town Council.

DATE: 13/06/00

(1) ADDRESS 11 ROWAN DRIVE PARISH WOK/WITHOUT

PLOT No. 1 Ex CORONATION ROAD ORD. SHEET No. SU.8464 109

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
127/55	MR. D. B. ROBINSON	O/APP RES DEV	27.4.55	N/A	C/A
1036/55	MR A. McDONALD	"	17.3.56	N/A	C/A
743/56	MESSRS LITTED HOMES	LAYOUT	12.10.56		C/A
39/57	"	SEMI-DET. HOUSE & GARAGE	20.2.57	APP.	APP.
AD/534/59	A. WRIGHT	GARAGE	8.12.59	APP	N/A
O/222/65	ABBOTTS DAIRY LTD	O/APP DET. DWELLING, AT REAR. MOUNTING AND SANDING CARE	13.12.65	N/A	REF.
14161	Heath Hill	O/L 2 det chalet dwelling with integral to rear.	25.9.80	N/A	R.
BR21992	MR. D LITTLE	REBUILD GARAGE, EXT. KITCHEN & UTILITY, W.C	14.2.84	APP	N/A
20808	"	"	9.2.84	N/A	C/A
27450	JEHOVAHS WITNESSES	RELIGIOUS MEETING PLACE	19.3.84		REF

DATE OF COMPLETION

MINISTRY DECISION 14161 - APPEAL DISMISSED 13.3.81

SPECIAL ORDERS T.P.O. 59

DRAINAGE

091074

37631 APPEAL DISMISSED PURVEY & KNIGHT O/L RES DEV. R/O 5.6.91 R

1933

(2)

ADDRESS 11 ROWAN DRIVE PARISH WOK/WITHOUT

PLOT No. ORD. SHEET No. SU-8464 109

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
40067	PURVEY & KNIGHT	O/L RES DEV.	28.10.92	R
44311	MR & MRS MAYLEY	1ST FLOOR EXT	23.5.95	C/A
95[illegible]0400/F				
LP95/3736	"	"	22.8.95	C/APP
45090	MR. P. MAYLEY	"	20.10.95	C/A

MINISTRY DECISION

SPECIAL ORDERS

Anglian Home improvements

Our Ref: SD/AM 99/01688 Mayley

18 May, 2000

Conservatories Admin. Dept.
Anglian Windows Limited
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 787000
Facsimile: 01603 420535

Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berkshire RG11 1WR

19 MAY 2000* 1536

Dear Sirs,

REF: PROPOSED DEVELOPEMENT AT: 11 ROWAN DRIVE CROWTHORNE BERKS RG45 6RY

We would like to make a formal application under the Town and Country Planning Act, to construct an extension in accordance with the enclosed detailed drawings and completed application forms.

Should you require any further information, please do not hesitate to contact me.

I look forward to your early response to this application, **please quote our full reference in all communications to us.**

I enclose a cheque payable to yourselves for £95.00

Yours faithfully,

pp Mr Simon Dickerson
PLANNING OFFICER

c.c.

Enc.

G:\DATA\WORD\POOL\Copy of Planning Letters\simon2.doc

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 19 MAY 2000* 1536 Phone number	MR MAYLEY 11 ROWAN DRIVE CROWTHORNE, BERKS, RG45 6RY
2	Agent's Name Address and postcode Phone number	SIMON DICKERSON ANGLIAN HOME IMPROVEMENTS CONSERVATORY ADMIN DEPT. PO BOX 65, NORWICH NR6 6EJ 01603 420775.
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.	11 ROWAN DRIVE CROWTHORNE, BERKS, RG45 6RY
4	Give brief details of the proposal for example, two storey side extension. About the application	ERECT P.V.C.U CONSERVATORY TO REAR OF PROPERTY.

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.	WALLS: WHITE P.V.C.U FRAMES / DOUBLE GLAZING. ROOF: CLEAR TOUGHENED GLASS.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark Clarity approved by

Please turn over

1305B

9	How many bedrooms does the property have?	Existing:	Proposed:
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: [signature]

on behalf of MR MAYLEY.

Date 18/5/2000.

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