APPLICATION NO:
**F/2000/1086**

LOCATION:
**9 Belmont Road, Crowthorne.**

APPLICANT:
**Mr M Smith C/O Andesign**

PROPOSAL:
**Proposed side roof extension and rear dormer extension to dwelling to form rooms in loft.**

EARLIEST DATE FOR DECISION: **05/05/2000**

APPLICATION EXPIRY DATE: **23/05/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr M Smith**
**C/O Andesign**
**9 Perkins Way**
**Wokingham**
**Berkshire**
**RG40 2TN**

**Application Number: F/2000/1086**

**Parish:** **WOKINGHAM WITHOUT**

**Location:** **9, Belmont Road, Crowthorne.**

**Proposal:** **Proposed side roof extension and rear dormer extension to dwelling to form rooms in loft.**

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 brickwork and tiles shall be carried out in materials that resemble in size, colour and texture, 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) no windows or similar openings shall be constructed in the first floor flank.

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

**Reason**
2. To ensure a satisfactory external appearance.

**Reason**

3. To safeguard the amenities of neighbouring residents and the locality.

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

**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.**

**HIGHWAYS CONSULTATION SHEET**

**From:** Elaine Connor

**Date:** 11 April 2000

**Application Number:** F/2000/1086

**Proposal:** Proposed side roof extension and rear dormer extension to dwelling to form rooms in loft.

**Site Address:**
9, Belmont Road, , Crowthorne.

**Applicant:**
Mr M Smith 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).

---

SC 23- PARKING & GARAGING (SR 06)

**Signed:** N.S. Trotter **Print name:** N TROTTER

20-4-00

ADDRESS 9 BELMONT ROAD PARISH WEST / WITHOUT

PLOT No. 18 ORD. SHEET No. SU.8864 108

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 1036/55 | MR. A. Mc DONALD | O/APP. RES. DEV. | 17.3.56 | N/A C/A |
| 745/56 | RITTED HOMES LTD | LAYOUT | 12.10.56 | C/A |
| 926/56 | " | SEMI-DET. BUNGALOW & GARAGE | 4.12.56 | APP C/A |
| 98/67197/F | Mr. M P Smith | S/SC/S Est. | 16.4.98 | C/A. |
| FP98/7344 | " | " | 20.3.98 | APP. |
| 99/69287/F | " | S/SC/R | 6.5.99 | C/A. |
| FP99/8574 | " | S/SC/R | 30.3.99 | APP |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

FROM: Elaine Connor

DATE: 11 April 2000

PLANNING SERVICES | HPT 28533
PDL
DC
APP
CS
19 ...
COPIES TO: | ACK:
FILE:

# WOKINGHAM WITHOUT PARISH CONSULTATION SHEET

**Application Number:** F/2000/1086

**Proposal:** Proposed side roof extension and rear dormer extension to dwelling to form rooms in loft..

**Site Address:** 9, Belmont Road, , Crowthorne.

**Applicant:** Mr M Smith C/O Andesign.

Your observations are required in respect of this application **by 05/05/2000** .

---

Objected. Overdevelopment of site , considered out of keeping with neighbouring properties.

SIGNED: [signature] DATE: 18.04.2000

Clerk To Wokingham Without Parish/Town Council.

**Received by Wokingham District Council**

# Application No: F/2000/1086

**Proposal:**
Proposed side roof extension and rear dormer extension to dwelling to form rooms in loft.

**Location:**
9, Belmont Road, , Crowthorne.

**The application is available for inspection at Wokingham District Council's offices during the following times:**

**PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428**
**8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday**

**WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 letter for delivery of plans.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/05/2000. 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**

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

Tel: (0118) 974 6451

Date: **11 April 2000**

My ref: F/2000/1086

**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/2000/1086**
**9, Belmont Road, , Crowthorne.**
**Proposed side roof extension and rear dormer extension to dwelling to form rooms in loft.**

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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully

Head of Planning and Transportation

---

**LISTING FORM**

Case officer: **Elaine Connor** Application Number: **F/2000/1086**
**9, Belmont Road, , Crowthorne.**
**Proposed side roof extension and rear dormer extension to dwelling to form rooms in loft.**
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 6451

Date: **11 April 2000**

My ref: F/2000/1086

**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
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**9, Belmont Road, , Crowthorne.**
**Proposed side roof extension and rear dormer extension to dwelling to form rooms in loft.**

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

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

Tel: (0118) 974 6451

Date: **11 April 2000**

My ref: F/2000/1086

**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/2000/1086**
**9, Belmont Road, , Crowthorne.**
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If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully

Head of Planning and Transportation

---

**LISTING FORM**

Case officer: **Elaine Connor** Application Number: **F/2000/1086**
**9, Belmont Road, , Crowthorne.**
**Proposed side roof extension and rear dormer extension to dwelling to form rooms in loft.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lewis

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

finished

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

| SITE DETAILS | |
|---|---|
| PLANNING APPLICATION NUMBER | 1086 EC |
| BUILDING CONTROL NUMBER | FL 2000/0481 Brian |
| ~~APPLICANT~~/AGENT | Andrew |
| ADDRESS OF SITE | 9, Belmont Road Cowthorne WOK. WITHOUT |
| DESCRIPTION OF PROPOSED WORK | loft conversion (side roof ext + rear dormer) |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | AH/E/2910 | AH/E/2910 |
| ELEVATIONS | — " | — " |
| FLOOR PLANS | — " | — " |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 6/6/00. | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None | |
| IF YES, WHAT ARE THE DIFFERENCES ? | / | |
| DATE | 20/12/00. | |

| 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 | |

**WORK SHEET FOR :** Elaine Connor

**Application Number :** F/2000/1086

**Applicant :** Mr M Smith C/O Andesign.

**Location :** 9, Belmont Road, , Crowthorne.
**Proposal :** Proposed side roof extension and rear dormer extension to dwelling to form rooms in loft.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| | | |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** .....

**Date Registered : 28/03/2000**

**Earliest Date for Decision : 05/05/2000**

**Latest Consultation Date/Site Notice Expiry Date : 05/05/2000**

**Application Expiry Date: 23/05/2000**

**Consultation Responses :**

HIGHWAYS : recommend cond. SC23 (SR06) 'Parking & garaging.

WOKINGHAM W'OUT P.C : Object on grounds of overdev. & out of keeping with neighb. props.

**Planning Issues :**

- IMPACT UPON STREET SCENE
- IMPACT UPON NEIGHBS. PROPS.

**Application Number: F/2000/1086**
PROP: SIDE ROOF EXTENSION & REAR DORMER EXT.
**Appraisal :**

IMPACT UPON ~~ST.SCENE~~ NEIGH. PROP.

The proposed ~~extn~~ scheme includes ~~a~~ a side roof extension & a rear dormer extension.
The existing bungalow has a hip roof design. This will be extended by 3.8m along the ridge to the west to create extra roof space. The roof extension will project sideways as far as the existing integral, flat roof garage. Given that the roof design slopes away from no. 11 it is not considered that this extension will have an adverse negative impact upon this property.

It is not considered that the proposed rear dormer will have an adverse negative impact upon either neighb. props.

IMPACT UPON ST. SCENE.

The application property ~~would appear to~~ has been extended to the front previously. Given that the roof extension is set back & is ~~not considered~~ to be out of keeping with the dwelling it is not considered that the development will be have an adverse neg. impact upon the st. scene.

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

**Application Number F/2000/1086**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| | | | |
| 1 | SC01 | SR02 | |
| | | | |
| 2 | SC53 | SR12 | 'BRICKWORK & TILES.' |
| | | | |
| 3 | SC08 | SR05 | "first floor flank" |

John Murrow
23/6/00
6/6/00

# RECORD OF SITE VISIT

SITE ADDRESS: 9 Belmont Road Crowthorne.

APPLICATION NUMBER: F/2000/1086

OFFICER: Elaine Connor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
Established residential area.
Houses of similar design.

3. DESCRIPTION OF SITE/BUILDING
Semi-detached bungalow w. integral garage.
Long rear garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No. 11 – integral garage closest to no. 9
1 window @ 1st fl. in side elevation

5. SITE CONSTRAINTS —

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT —

OTHERS —

# WOKINGHAM D.C. DEVELOPMENT CONTROL

108/~~109~~

| | |
|---|---|
| Start date: 28 MAR 2000 | |
| Officer: EC | Application No. F/2000/1086 |

Map No. ..... Site ...0:05...

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SIDE ROOF EXTENSION AND REAR DORMER EXTENSION TO DWELLING TO FORM ROOMS IN LOFT.

Location: 9 BELMONT ROAD

Parish: WOK W/OUT Ward: W/Wout 11.4.2000

Applicant: MR M SMITH

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

Enforcement Section (4) 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 : 11.4.2000 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 Precepts .....

.....

.....

**NEIGHBOURS:** S/N + 7, 11, 14, 16 + 18 Belmont Rd .....

..... 1 Pinwood AVENUE .....

# Environmental Services

For office use only.
Application number: 20/[illegible] 1086

## 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 | M.P. SMITH |
| | Address and postcode | 9 BELMONT ROAD<br>CROWTHORNE,<br>BERKS<br>RG45 6SA |
| | Phone number | 01344 750869 |
| | Agent's Name | ANDESIGN |
| | Address and postcode | 9 PERKINS WAY<br>WOKINGHAM<br>BERKS<br>RG41 2TN |
| | Phone number | 0118 9784165 |
| 3 | Site<br>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 | ROOF CONVERSION |
| 5 | Are there any trees on the site?<br>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. | TO MATCH EXISTING |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>If Yes, please show details of any changes on the plans. | Yes ☐ No ☒ |

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

| | | | |
|---|---|---|---|
| **9** | How many bedrooms does the property have? | Existing: 2 | Proposed: 3 |
| **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 M.P. SMITH

Date 27/3/2000

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

ADDRESS 9 BELMONT ROAD PARISH WOK / WITHOUT

PLOT No. 18 ORD. SHEET No. SU.8864 108

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 1036/55 | Mr. A. Mc DONALD | O/APP. RES. DEV | 17.3.56 | N/A C/A |
| 745/56 | RITTER HOMES LTD | LAYOUT | 12.10.56 | C/A |
| 926/56 | " | SEMI-DET. BUNGALOW & GARAGE | 4.12.56 | APP C/A |
| 98/67197/F | Mr. M P Smith | S/St/S Est. | 16.4.98 | C/A. |
| FP98/7344 | " | " | 20.3.98 | APP. |
| 99/69287/F | " | S/St/R | 6.5.99 | C/A. |
| FP99/8574 | " | S/St/R | 30.3.99 | APP |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074




28 MAR 2000 106

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Development Control Section, Environmental Services, Wokingham District Council.

4 April 2000

Scale: 1 : 1250

N W E S