APPLICATION NO:
F/2000/1087

LOCATION:
78 Pinewood Avenue, Crowthorne.

APPLICANT:
Mr & Mrs I R Harrison C/O Andesign

PROPOSAL:
Proposed single storey rear extension to dwelling.

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 & Mrs I R Harrison
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG40 2TN

Application Number: F/2000/1087

Parish: **WOKINGHAM WITHOUT**

Location: **78, Pinewood Avenue, Crowthorne.**

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

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

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

Condition
2. All new 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: 14/06/2000

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1087	EC
BUILDING CONTROL NUMBER	FP 2000/0480	Brian
APPLICANT/AGENT	Andrew	
ADDRESS OF SITE	78 Pinewood Avenue. Corkhame WOK WITHOUT	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2962	AH/E/2962
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	21/6/00	

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	

FROM: Elaine Connor

DATE: 11 April 2000

PLANNING SERVICES
POL
DC
APP
CS
COPIES TO:
ACK:
FILE:

WOKINGHAM WITHOUT PARISH CONSULTATION SHEET

Application Number: F/2000/1087

Proposal: Proposed single storey rear extension to dwelling..

Site Address: 78, Pinewood Avenue, , Crowthorne.

Applicant: Mr & Mrs I R Harrison C/O Andesign.

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

NO OBJECTIONS

SIGNED: _____ DATE: 18.04.2000

Clerk To Wokingham Without Parish/Town Council.

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

Tel: (0118) 974 6451

Date: **11 April 2000**

My ref: F/2000/1087

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/2000/1087
78, Pinewood Avenue, , Crowthorne.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Elaine Connor** *on* **(0118) 974 6451**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1087**
78, Pinewood Avenue, , Crowthorne.
Proposed single storey rear extension to dwelling.
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/2000/1087

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
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lewis

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

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

Tel: (0118) 974 6451

Date: **11 April 2000**

My ref: F/2000/1087

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

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Yours faithfully

Head of Planning and Transportation

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78, Pinewood Avenue, , Crowthorne.
Proposed single storey rear extension to dwelling.
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**********

Received by Wokingham District Council

Application No: F/2000/1087

Proposal:
Proposed single storey rear extension to dwelling.

Location:
78, Pinewood Avenue, , 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

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1087

Applicant : Mr & Mrs I R Harrison C/O Andesign.

Location : 78, Pinewood Avenue, , Crowthorne.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		24.5.00

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 :

WINHAM WITHOUT P. COUNCIL : NO OBJECTION

Planning Issues :

* IMPACT UPON NEIGHB. PROPS.

Application Number: F/2000/1087
PROP: S.ST. REAR EXTENSION.
Appraisal :

The application being considered proposes a single storey rear extension to form a study & dining room area.
The proposed extension will project from the rear of the dwelling by approx. 4m along its western N.W elevation & by 2m along its S.E boundary to enclose an existing single storey rear extension

IMPACT UPON NEIGHB. PROPS:
No. 80: The detached garage of no. 78 which is situated to side of no. 78 is built on the boundary w. no. 80. The proposed extension will project very slightly beyond the rear & building line of this garage. Given the siting of the garage it is not considered that the proposed ext. would have an adverse neg. impact upon no. 80.
No. 76: The proposed extension will be approx 2.5m away from the flank wall of no. 76 and a further 2.5m away from the rear extension of this property which is set back from the side of the dwelling. Given the scale & siting of the developing next it is not considered that the proposed ext will have an adverse negative impact upon this property.

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

Application Number F/2000/1087
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: 78 Pinewood Avenue Crowthorne.

APPLICATION NUMBER: F/2000/1087

OFFICER: Elaine Connor

DATE OF SITE VISIT: 24.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

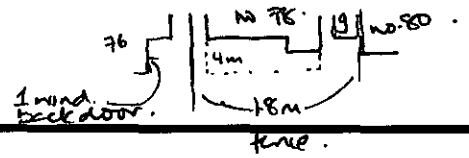
2. DESCRIPTION OF SURROUNDINGS

established residential area.
mixture of housing types.

3. DESCRIPTION OF SITE/BUILDING

detached chalet bungalow set back from highway
lrge front garden.
lrge rear garden

4. RELATIONSHIP TO ADJOINING PROPERTIES



5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 28 MAR 00	
Officer: EC	Application No. F/2000/1087

Map No. 109 Site ...0.04...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 78 PINEWOOD AVE

Parish: WOK W|OUT Ward: W|WOUK
11-4-2000

Applicant: MR|MRS HARRISON

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

Enforcement Section to be notified ☐ tick if required (3)

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 Pre-apps.

NEIGHBOURS:

S/N + 76, 79, 80 + 81 Pinewood Ave
Tile End, Circle Hill Rd
1 Walmer Close
2 Larkswood Drive.

Environmental Services

For office use only.
Application number: 26.MAR2000* 1087

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	MR & MRS I.R. HARRISON
	Address and postcode	78 PINEWOOD AVENUE CROWTHORNE, BERKS RG45 6RP
	Phone number	01344 779757
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM, BERKS RG41 2IN
	Phone number	0118 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	SINGLE STOREY REAR 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 ☒ 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 ☒
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 Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: N/A	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.	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 I.R. HARRISON

Date 27/3/2000

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

ADDRESS 78 PINEWOOD AVENUE

PARISH WOK/WITHOUT E

PLOT No.

ORD. SHEET No. SU. 8464 .09

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
178/57	MR. E. VORLANDER	BUNGALOW	12.4.57	APP C/A
BR 16232	MR. P. BEECHER	ROOF CONVERSION	27.2.81	REC APP N/A
40759	MR. D. FRANCIS	PITCHED ROOF OVER BAY WINDOW / NEW CHIMNEY / ROOF LIGHTS	2.4.93	C/A
FP/93/1492	"	ROOMS IN ROOF / NEW ROOF / CHIMNEY	11.6.93	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.

4 April 2000

Scale: 1 : 1250

N
W E
S