18/7

APPLICATION NO:
F/2002/6697

LOCATION:
38 Pinewood Avenue, Crowthorne.

APPLICANT:
Mr G Lightfoot C/O MJB Consultants

PROPOSAL:
Proposed single storey rear extension to dwelling and loft conversion.

EARLIEST DATE FOR DECISION: **13/07/2002**

APPLICATION WILL HAVE EXPIRED ON:
09/08/2002

CASE OFFICER: **Louise Smith**

APPROVED

637

RAILEX
Marbleboard

EASIFILE EP7

D1

PLEASE PASS COPY OF

DECISION NOTICE

TO BC/DC LIAISON OFFICER

(on orange paper)

L.O.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Lightfoot
C/O MJB Consultants
24 Fir Tree Way
Fleet
Hants
GU52 7NB

Application Number: F/2002/6697

Parish: **WOKINGHAM WITHOUT**

Location: **38, Pinewood Avenue, Crowthorne.**

Proposal: **Proposed single storey rear extension to dwelling and loft conversion.**

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.

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.

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:

South East Area Local Plan Policies SBE1, SBE2 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

T. G Watson

Trevor Watson
Development Control Manager
Date: 26/07/2002

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.

Relisted

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	6697 LS
BUILDING CONTROL NUMBER	Ff 2002/3132 South
~~APPLICANT~~/AGENT	MJB Consultants
ADDRESS OF SITE	38 Pinewood Avenue Cowthorne WOK WITHOUT.
DESCRIPTION OF PROPOSED WORK	S/s rear ext (loft conversion — withdrawn from BC

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	1354A	1354
FLOOR PLANS	- a	- c

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/7/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	15/8/02	

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	

Application Number F/2002/6697
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 38 Pinewood Avenue Crowthorne.

APPLICATION NUMBER: F/2002/6697

OFFICER: Louise Smith

DATE OF SITE VISIT: 24/6/12

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Residential Rd - mix of houses / bungalows
same series.
variety of styles. not open plan.

3. DESCRIPTION OF SITE/BUILDING

Semi-detached dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES

No 36 - s/s flat roof rear ext. c 3.2m to rear of No 38.
No 40 s/s flat roof ext set in c. 1m from side boundary
projects c. 4m to rear No 38.

5. SITE CONSTRAINTS

most properties have driveway same without
no immediately visable problem seen with street parking

TREES N/A

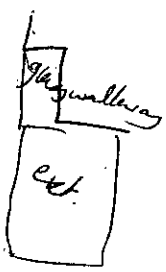
ACCESS/PARKING street parking only

LEVELS v. gentle slope down to rear gdn.

BOUNDARY TREATMENT - 1.8m cb fences to side
height reduction toward rear end of gdn.

OTHERS

No 40 - small side/rear utility/conservatory plants v. narrow
non habitable room
access way into toilet.



WORK SHEET FOR : Louise Smith

Application Number : F/2002/6697

Applicant : Mr G Lightfoot C/O MJB Consultants.

Location : 38, Pinewood Avenue, , Crowthorne.
Proposal : Proposed single storey rear extension to dwelling and loft conversion.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : 24/6/02

Date Registered : 14/06/2002

Earliest Date for Decision : 13/07/2002

Latest Consultation Date/Site Notice Expiry Date : 13/07/2002

This application will have expired on: 09/08/2002. 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 :
No 36 - in support
No 42 - " "
Parish Council - no objects

Planning Issues :
Identified Settlement
Impact on Neighbours.
Street scene.
Highway Safety.

Application Number: F/2002/6697

Appraisal :

The site is a semi detached dwelling set within a long narrow plot within the identified settlement boundary of Corsham. This application proposes a loft conversion (velux front + rear) and s/s rear extension. The latter would project 3.1m to the rear of the dwelling with flat roof (2.3m high).

Impact on Neighbours:
The s/s rear extension would project c.2m to the rear of No 36's s/s flat roofed rear extension (adjoining semi). ∴ no adverse impacts are considered for this neighbour.

The s/s rear extension would similarly project c. 1m to the rear of No 40's s/s rear extension (flat roof). Part of this extension would extend to the side of the previous s/s rear extension of No 38 (the dwelling in question). A conservatory style lobby and cloakroom window would face a conservatory lobby/hallway at No 40 (a distance of c. 1.8m away). As this lobby/hallway to No 40 is very narrow and is not + could not be used as a habitable room, any overlooking that could occur over the c/b 1.8m high boundary fence would not cause detriment to the amenity of these neighbours.

Impact on Street Scene :
The proposal would be screened to the rear of the property and is ∴ not considered to detract from the character of the Street Scene.

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

[illegible]

[illegible]

[illegible]

[illegible]

Wokingham Without Parish Council Consultation Sheet

Officer Louise Smith

No F 2002 6697

Proposal single storey rear extension to dwelling and loft conversion.

Site 38 Pinewood Avenue, Crowthorne.

PLANNING SERVICES | HPT
PCS
EMF
17 JUL 2002
COMES TO
ACK:
FILE:

Committee's Comments

No objections.

Signed :
Clerk to Wokingham Without Parish Council

16 July 2002

Wokingham Without Parish Council Consultation Sheet

PLANNING SERVICES	HPT
PCL	CNF
APP	
CS	

09 JUL 2002

COPIES TO: ACK:

Officer Louise Smith

No F 2002 6697

Proposal single storey rear extension to dwelling and loft conversion.

Site 38 Pinewood Avenue, Crowthorne.

Committee's Comments

The committee were unable to determine which parts of the drawings were of the existing building and which proposed extension and requested clarification.

10/7 - Discussed plans over phone to clarify proposal.

Signed : _____
Clerk to Wokingham Without Parish Council

09 July 2002

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/6697. (Case Officer:Louise Smith)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES	
POL	TLS
DC	ENF
APP	
CS	
25 JUN 2002	
	ACK: ✓ 28/6
	FILE:

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/6697

YOUR NAME: MRS HEATHER KEMP

YOUR ADDRESS: (if these details are incorrect please amend)
42 PINEWOOD AVENUE
CROWTHORNE
BERKSHIRE
RG456RP

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

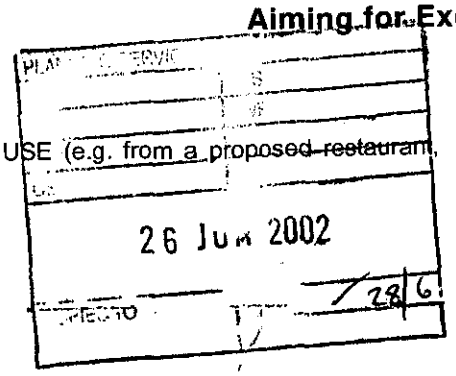
Comments:

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/6697. (Case Officer:Louise Smith)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence



THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
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POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/6697

YOUR NAME: Ian Hodson

YOUR ADDRESS: (if these details are incorrect please amend)
36 PINEWOOD AVENUE
CROWTHORNE
BERKSHIRE
RG456RP

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

Application Number : F/2002/6697	Map No : 109
Case Officer : LS	Site Area : 0·03
Valid Date : 14/06/02	Received Date: 23/05/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling and loft conversion.

Location : 38, Pinewood Avenue, , Crowthorne.

Parish : WT **Ward : WOK** 20.6.02 JJ

Applicant : Mr G Lightfoot C/O MJB Consultants.

Fee Required: £110 **Fee Received: £110** (10)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	highlight position extn + velux window		14/6
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED		phoned	
ELEVATION PLANS	Other side elevation.	to follow 13/6	14/6
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

20-6-02 JB

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
		43LEA CROFTCROWTHORNE	RG456RJ
		45LEA CROFTCROWTHORNE	RG456RJ
		34PINEWOOD AVENUECROWTHORNE	RG456RP
		36PINEWOOD AVENUECROWTHORNE	RG456RP
		38PINEWOOD AVENUECROWTHORNE	RG456RP
		40PINEWOOD AVENUECROWTHORNE	RG456RP
		42PINEWOOD AVENUECROWTHORNE	RG456RP
		41PINEWOOD AVENUECROWTHORNE	RG456RR
		43PINEWOOD AVENUECROWTHORNE	RG456RR
		45PINEWOOD AVENUECROWTHORNE	RG456RR

Received by Wokingham District Council

Application No: F/2002/6697

Proposal:
Proposed single storey rear extension to dwelling and loft conversion.

Location:
38, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6697 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/07/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

20 June 2002

14 JUN 2002 66

For the attn of Mrs Hurst.

RE 38 PINEWOOD AVE
CROWTHORNE

14 JUN 2002

MJB CONSULTANTS
01252-623452
13/6/02.

As Requested Additional Elevation + Site Plan Hatched To Shown Extension & Loft Light.

6697

Environmental Services

For office use only.
Application number:

14. JUN. 2002 6697

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	MR. G. LIGHTFOOT 38 PINEWOOD AVENUE CROWTHORNE RG4GGRP
2	Agent's Name Address and postcode Phone number	MJB CONSULTANTS 24 FIR TREE WAY FLEET HAMPSHIRE GU52 7NB 01252 623452
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.	38 PINEWOOD AVENUE CROWTHORNE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION & LOFT CONVERSION
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.	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 ☑

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.		
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 LIGHTFOOT

Date 18/4/02

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

ADDRESS BYWAYS 38 PINEWOOD AVENUE PARISH WOK / WITHOUT

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

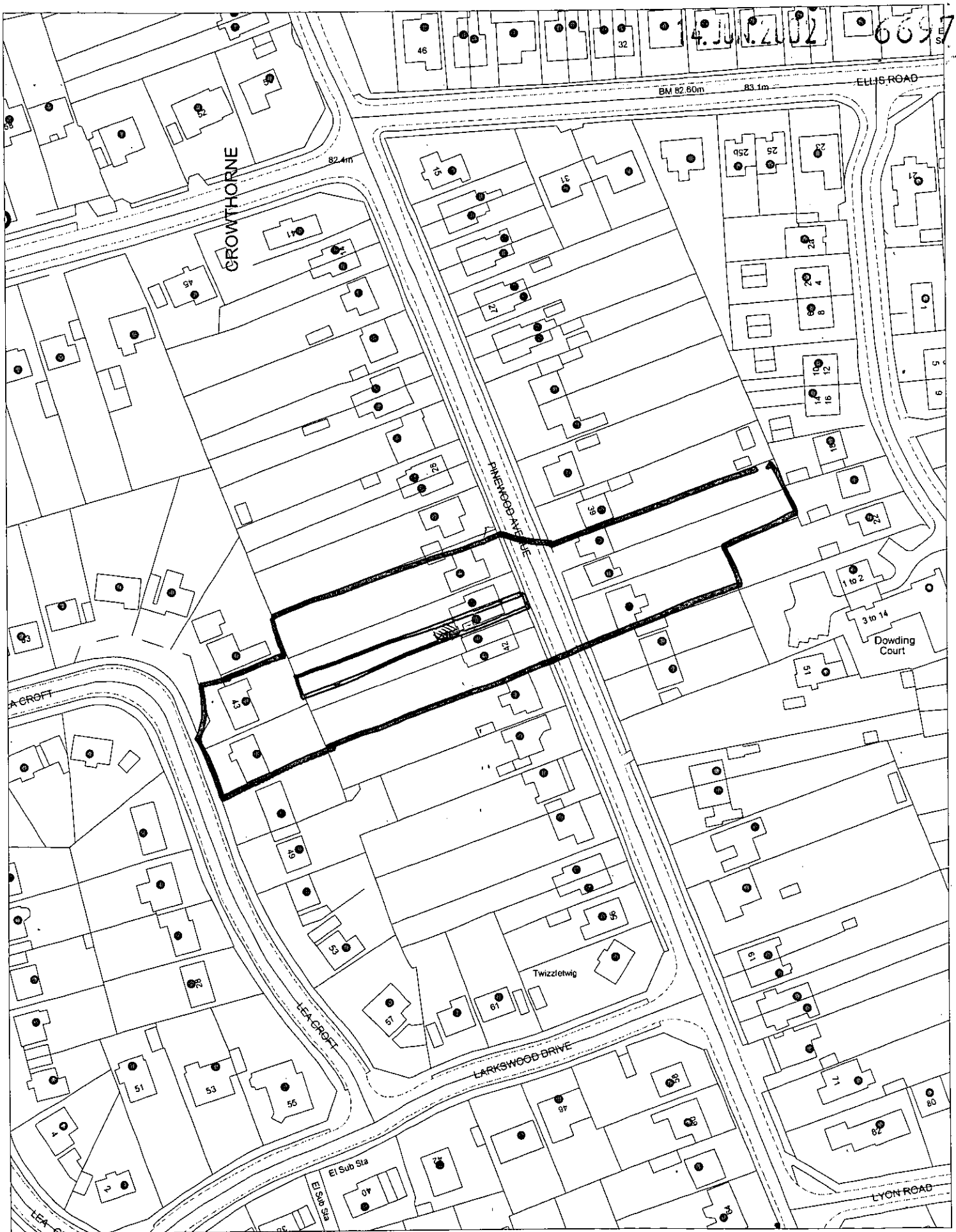
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.

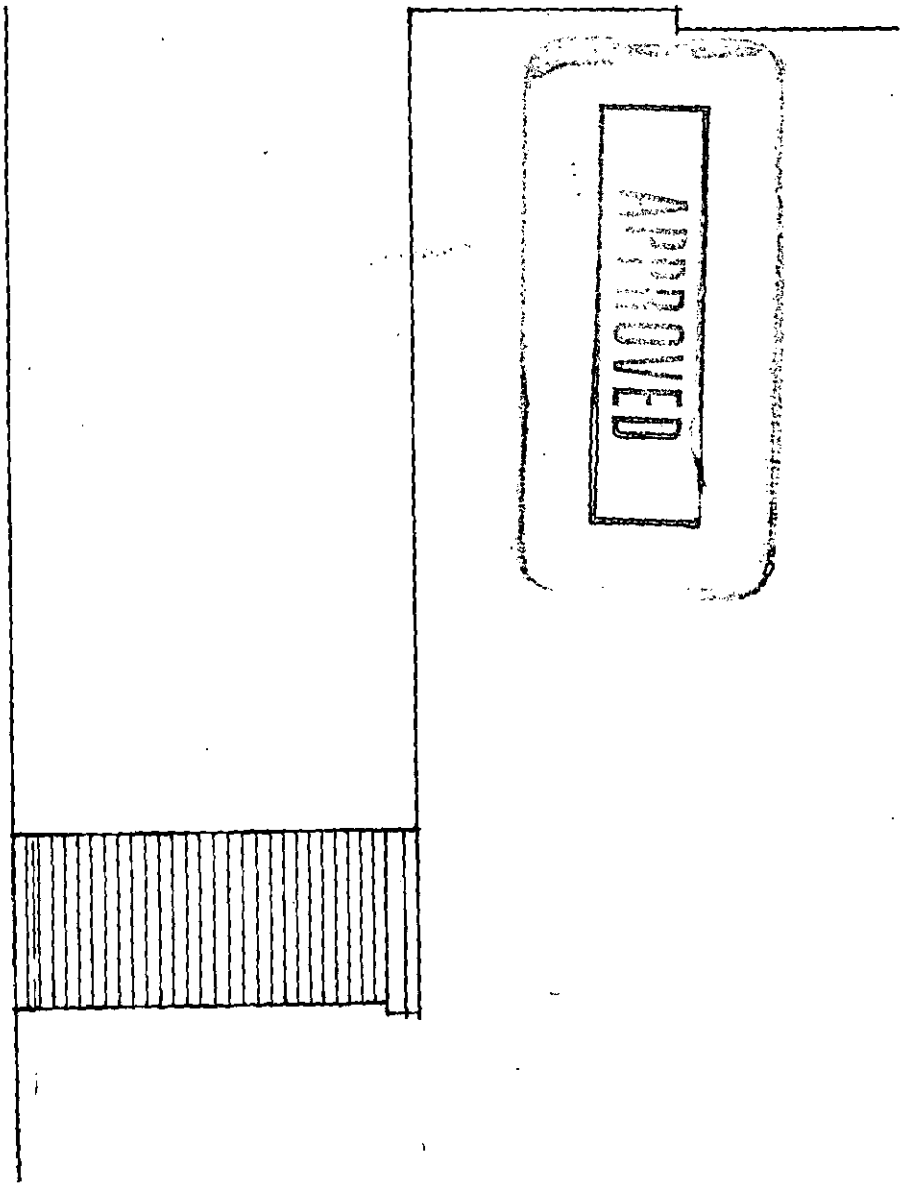
31 May 2002

Scale: 1 : 1250

N W E S

43
APPROVED
PROPOSED EXTENSION
42
40
38
36
PINEWOOD AVENUE
N

14.JUN.2002 6697



ELEVATION

38 PINEWOOD AVENUE
CROWTHORNE BERKS
SCALE 1:100