APPLICATION NO:
F/2002/8046

LOCATION:
3 Carnation Close, Crowthorne.

APPLICANT:
Mr/Mrs D Taylor C/O Abracad

PROPOSAL:
Proposed first floor side extension to dwelling Amendment to consent F/2002/5764.

EARLIEST DATE FOR DECISION: **21/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
16/01/2003

CASE OFFICER: **Phillip Taylor**

R/A/I/L/E/X
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs D Taylor
C/O Abracad
The Atrium
Broad Lane
Bracknell
Berks
RG12 9BX

Application Number: F/2002/8046

Parish: **WOKINGHAM WITHOUT**

Location: **3, Carnation Close, Crowthorne.**

Proposal: **Proposed first floor side extension to dwelling. Amendment to consent F/2002/5764.**

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) 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
4. 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
5. 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 first floor side elevations of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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 ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

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

Reason
5. To safeguard the residential amenities of the occupiers of neighbouring properties.

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 SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 15/01/2003

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.

Wokingham Without Parish Council Consultation Sheet

Officer Phillip Taylor

No F 2002 8046

Proposal first floor side extension to dwelling. Amendment to consent 5764.

Site 3 Carnation Close, Crowthorne.

PLANNING SERVICES	DT
PCL	
DC	
APP	
CS	

10 DEC 2002

COPIES TO	

Committee's Comments

no comments.

Signed : _____
Clerk to Wokingham Without Parish Council

10 December 2002

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/8046

Applicant : Mr/Mrs D Taylor C/O Abracad.

Location : 3, Carnation Close, , Crowthorne.
Proposal : Proposed first floor side extension to dwelling. Amendment to consent F/2002/5764.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17/12/02

Date of Neighbour Notifications : .....

Date of Site Visit : 17/12/02

Date Registered : 21/11/2002

Earliest Date for Decision : 21/12/2002

Latest Consultation Date/Site Notice Expiry Date : 21/12/2002

This application will have expired on: 16/01/2003. 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 :

Parish Council - no comments

No comments from Neighbours

Planning Issues :

Impact upon Neighbouring properties, Character of the area & Highways.

Relevant Policy: SBE1, SBE2
WOS3, WBE1
ENV1

Application Number: F/2002/8046

Appraisal :

This application is an amendment to consent F/2002/5764 and proposes a first floor side extension. The extension would ~~have~~ match the ridge and eaves heights of the existing dwelling and would incorporate a 700mm forward projection of the first floor with a gable roof detail.

The adjacent Neighbour No2 is set further back from the road but because the extension is confined to the north side, would be unaffected. A number of properties are located to the north separated by a connecting driveway and an 11.0m gap. None of these properties would be overshadowed or overlooked upon as a result of such an extension being built.

The forward projection of the first floor is a feature characteristic of the close with a number of properties to the north having the same projections. No 1 ~~also~~ is set forward in the street so the proposed extension would not be out of keeping with the general building line.

The garage is large enough to comply with the standards and two driving spaces are available at the front

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

Application Number F/2002/8046
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
5	C044	R044	Insert: 1st floor s. be elevations of the extension
3	C049	R049	
4	C122	R122	

Informative for approvals

N16	
LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBE1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 15.1.03

RECORD OF SITE VISIT

SITE ADDRESS: 3 Carnation Close Crowthorne.

APPLICATION NUMBER: F/2002/8046

OFFICER: Phillip Taylor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Refer to 5764

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

(*) PRE-APP ATTACHED (*)

Application Number : F/2002/8046	**Map No :** 100
Case Officer : PT	**Site Area :** 0.03
Valid Date : 21/11/02	**Received Date: 21/11/2002**

Level : Delegated Application

Description : Proposed first floor side extension to dwelling. Amendment to consent F/2002/5764.

Location : 3, Carnation Close, , Crowthorne.

Parish : WT **Ward : WOK**

Applicant : Mr/Mrs D Taylor C/O Abracadd.

Fee Required: £0 **Fee Received: £0** fee paid on 5764

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			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
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

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

.....

(Rural Area)

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See map

.....

Pre-app attached.

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

Tel: (0118) 974 6442

Date: 28 November 2002

My ref: F/2002/8046

WOKINGHAM UNITARY
Aiming for Excellence

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

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

Dear Councillor

Application Number: F/2002/8046
3, Carnation Close, , Crowthorne.
Proposed first floor side extension to dwelling. Amendment to consent F/2002/5764.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/8046**
3, Carnation Close, , Crowthorne.
Proposed first floor side extension to dwelling. Amendment to consent F/2002/5764.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor P Helliar-Symons

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

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

Tel: (0118) 974 6442

Date: 28 November 2002

My ref: F/2002/8046

WOKINGHAM UNITARY
Aiming for Excellence

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

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

Dear Councillor

Application Number: F/2002/8046
3, Carnation Close, , Crowthorne.
Proposed first floor side extension to dwelling. Amendment to consent F/2002/5764.

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Yours sincerely
Trevor Watson
Development Control Manager

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3, Carnation Close, , Crowthorne.
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I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor P Lewis

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

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

Tel: (0118) 974 6442

Date: 28 November 2002

My ref: F/2002/8046

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A 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

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3, Carnation Close, , Crowthorne.
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Phillip Taylor** Application Number: **F/2002/8046**
3, Carnation Close, , Crowthorne.
Proposed first floor side extension to dwelling. Amendment to consent F/2002/5764.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Ross

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

Received by Wokingham District Council

Application No: F/2002/8046

Proposal:
Proposed first floor side extension to dwelling. Amendment to consent F/2002/5764.

Location:
3, Carnation 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 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/2002/8046 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/12/2002. 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

28 November 2002

Organisation_Name	Building_Name	address1	Postcode
		9ROYAL OAK DRIVECROWTHORNE	RG45 6LU
		11ROYAL OAK DRIVECROWTHORNE	RG45 6LU
		26LUPIN RIDECROWTHORNE	RG45 6UR
		2CARNATION CLOSECROWTHORNE	RG45 6UX
		3CARNATION CLOSECROWTHORNE	RG45 6UX
		4CARNATION CLOSECROWTHORNE	RG45 6UX
		5CARNATION CLOSECROWTHORNE	RG45 6UX
		6CARNATION CLOSECROWTHORNE	RG45 6UX
		7CARNATION CLOSECROWTHORNE	RG45 6UX
		8CARNATION CLOSECROWTHORNE	RG45 6UX
		9CARNATION CLOSECROWTHORNE	RG45 6UX

Neighbours list F/2002/8046

21 NOV 2002 8046

ARCHITECTURE
URBAN DESIGN
COMPUTER GRAPHICS

ABRACAD

Website: www.abracad.org
e-mail: alistair@abracad.org

The Atrium,
Broad Lane,
Bracknell,
Berkshire,
RG12 9BX
Tel: 01344 481047
Fax: 01344 459152
Mob: 07763 058779

8046

Planning Department,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham,
Berks.,
RG40 1WR

21 NOV 2002

For the attention of Phillip Taylor

19th November 2002

Dear Sir,

Proposed first floor extension over existing garage to 3 Carnation Close, Crowthorne for Mr & Mrs D. Taylor

As requested please find enclosed a re-application since we have added a bay to the approved extension (ref. F/2002/5764).

The reason for this change is so that we can replicate similar tile hung bays on the estate, as exactly matching bricks are nolonger available, hence the change to tile hanging.

I understand Phillip Taylor visited the site today and sees no problem with this revised proposal which we trust can now be approved at your earliest convenience.

Yours faithfully,

Alistair Lloyd

Alistair Lloyd

cc Mr & Mrs D. Taylor

Environmental Services

For office use only. 21.NOV.2002 8046
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.

WOKINGHAM UNITARY
Aiming for Excellence

21 NOV 2002

1	Your name	MR & MRS D. TAYLOR
	Address and postcode	3 CARNATION CLOSE, CROWTHORNE BERKS., RG45 6UX
	Phone number	01344 778491
2	Agent's Name	ABRACAD
	Address and postcode	THE ATRIUM, BROAD LANE, BRACKNELL, BERKS., RG12 9BX
	Phone number	01344 481047
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.	3 CARNATION CLOSE, WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	EXTENSION OVER GARAGE

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.	TERRACOTTA COLOURED TILE HANGING & MATCHING BROWN ROOF TILES/ BUFF BRICKS. (RE-USED)	
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: 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. ✓		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below. 0		
	Re-application within 12 months		
	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: Alistair Lloyd. on behalf of Mr & Mrs D Taylor

Date 19/11/02

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

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

1933

ADDRESS 3 Carnation Close PARISH Work/Without

PLOT No. 18 ORD. SHEET No. SU-8365 100

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
37591	ALFRED McALPINE	O/L.	5.6.91	R&A
40480	"	W/OR.		
41113	"	O/L.	3.12.93	C/ALA
42061	"	REF. HOUSE & GARAGE	18.2.94	C/A
F/2002/5764	Mr. & Mrs. Taylor	1st/fl/S ext.	22.3.02	C/A
F/2002/8046	" " "	1st floor side ext (amendment to 5764)		

MINISTRY DECISION

SPECIAL ORDERS TPO 547/92 PD RIGHTS REMOVED - 41113