TEMS LTD

APPLICATION NO:
F/2000/1280

LOCATION:
Tudor Gables Lower Wokingham Road, Crowthorne.

APPLICANT:
Mr Mrs Elderton C/O Portland Conservatories

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

EARLIEST DATE FOR DECISION: **01/06/2000**

APPLICATION EXPIRY DATE: **12/06/2000**

CASE OFFICER: Elaine Connor

UIRED PLEASE ASK A
:CEPTION STAFF FOR
TANCE.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Elderton
C/O Portland Conservatories
Cornbrook
2 Brindley Road
Old Trafford
Manchester
M16 9HQ

Application Number: F/2000/1280

Parish: **FINCHAMPSTEAD**

Location: **Tudor Gables, Lower Wokingham Road, 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: 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.

FROM: Elaine Connor

DATE: 08 May 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1280

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

Site Address: Tudor Gables, Lower Wokingham Road, , Crowthorne.

Applicant: Mr Mrs Elderton C/O Portland Conservatories.

Your observations are required in respect of this application **by 01/06/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. [signature] DATE: 16-5-00

Clerk To Finchampstead Parish/Town Council.

Received by Wokingham District Council

Application No: F/2000/1280

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

Location:
Tudor Gables, Lower Wokingham 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 01/06/2000. 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

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

Tel: (0118) 974 6451

Date: 08 May 2000

My ref: F/2000/1280

CONFIDENTIAL

Councillor Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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/2000/1280
Tudor Gables, Lower Wokingham Road, , 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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: Elaine **Connor** Application Number: **F/2000/1280**
Tudor Gables, Lower **Wokingham Road, , Crowthorne.**
Proposed **single storey rear extension to dwelling to form conservatory**
I wish the application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

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

Tel: (0118) 974 6451

Date: 08 May 2000

My ref: F/2000/1280

CONFIDENTIAL

Councillor Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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/2000/1280
Tudor Gables, Lower Wokingham Road, , 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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: Elaine **Connor** Application Number: **F/2000/1280**
Tudor Gables, Lower Wokingham Road, , 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 Charlesworth

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

Application Number F/2000/1280
Conditions/Reasons for Refusal

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

John Mutlow
6/6/02

RECORD OF SITE VISIT

SITE ADDRESS: Tudor Gables Lower Wokingham Road Crowthorne.

APPLICATION NUMBER: F/2000/1280

OFFICER: Elaine Connor

DATE OF SITE VISIT: 12-5-00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS

established residential area
mixture of housing types.

3. DESCRIPTION OF SITE/BUILDING

2st. detached modern dwelling. w. rear garden & detached gar. to front.

4. RELATIONSHIP TO ADJOINING PROPERTIES

mature planting along bound. w. no. 1 Bramble Gdn.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1280

Applicant : Mr Mrs Elderton C/O Portland Conservatories.

Location : Tudor Gables, Lower Wokingham Road, , Crowthorne.

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

Site Notice Displayed ? :

YES	NO	DATE
✓		12.5.00.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 17/04/2000

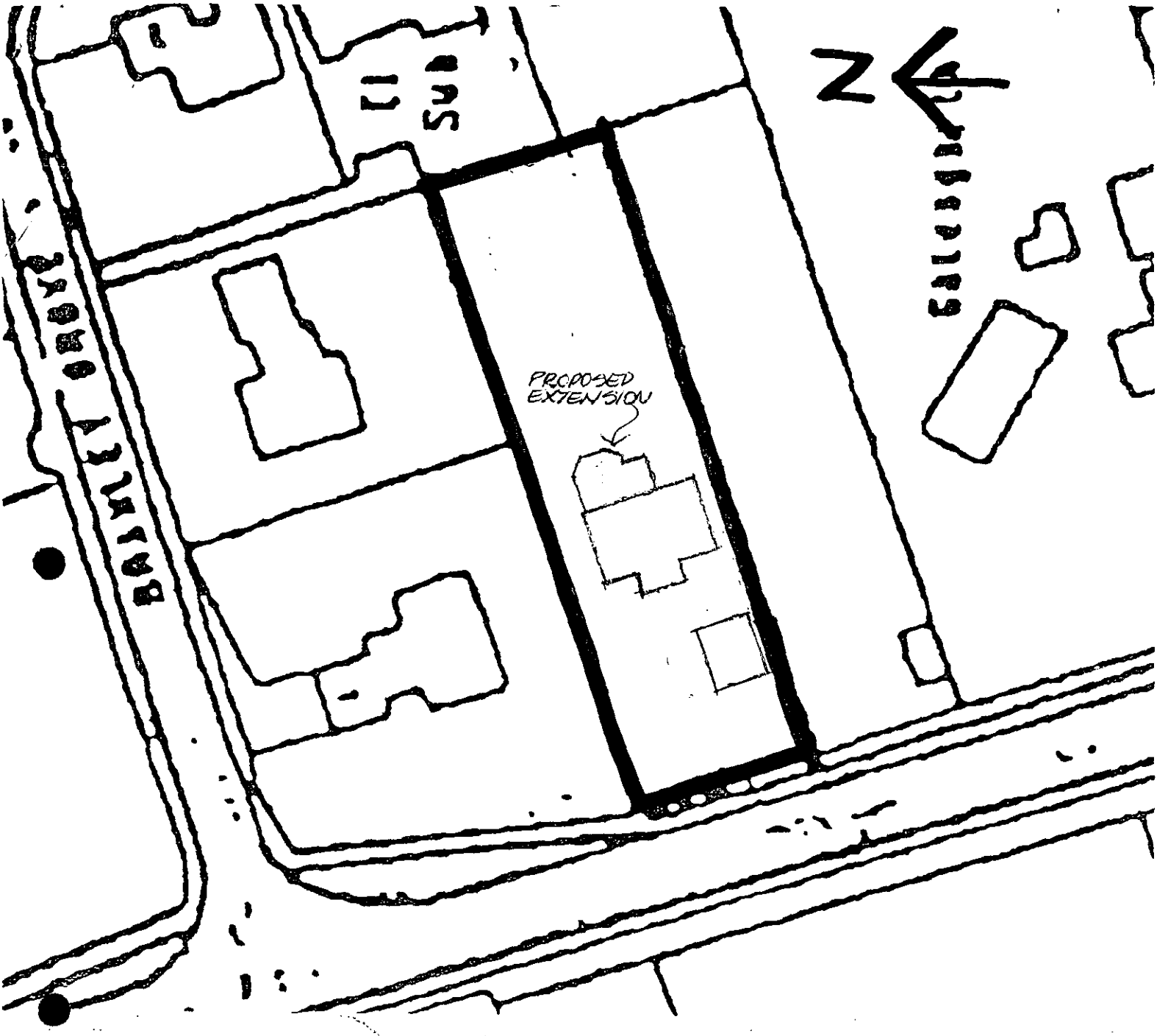
Earliest Date for Decision : 01/06/2000

Latest Consultation Date/Site Notice Expiry Date : 01/06/2000

Application Expiry Date: 12/06/2000

Consultation Responses :
FINCH. P. COUNCIL : No objection

Planning Issues :
IMPACT UPON N. PROPS.



BLOCK PLAN.
SCALE · 1:500.

17.APR.2000* 1280

Application Number: F/2000/1280
PROP: S.ST. REAR EXT TO FORM CONS.
Appraisal :

IMPACT UPON NEIGHB. PROPS:

The application being considered proposes a single storey rear extension to form a conservatory. The proposed extension would project from the rear of the dwelling by approximately 4.3metres & will stand at approx. 3.2m to the ridge. The proposed conservatory will be approximately 11.5m away from the neighbouring dwelling, no. 1 Bramble Grove.
Given this distance from the neighbouring dwelling, along with the scale & massing of the proposed extension, it is not considered that it will have an adverse neg. impact upon this neighb dwelling.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 17 APR 2000	Map No. ~~106~~ 107 Site 0.06
Officer: EC	Application No. F/2000/1280
	Easting: ..... Flood Pln .....
	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: TUDOR GABLES LOWER WOKINGHAM ROAD

Parish: WOKINGHAM W/OUT Ward: Finchampstead North 8.5.2000.

Applicant: MR/MRS ELDERTON

Fee Received 95-00 (12) 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			

PORTLAND
conservatories

Our Ref: ES/BLP/702450

Date: 14/04/00

PLANNING DEPARTMENT
WOKINGHAM DISTRICT COUNCIL
P.O. BOX 157
SHUTE END
WOKINGHAM
BERKS. RG40 1WR.

Dear Sirs

RE: PROPOSED CONSERVATORY / SUNLOUNGE

Please find enclosed herewith our Planning Application for the erection of a conservatory / sunlounge at "TUDOR GABLES", LOWER WOKINGHAM ROAD

I have also enclosed the necessary plans / elevations (1:50), site plan (1:2500), block plan (1:500) and a cheque (if appropriate) for £ 95 .00 to cover the prescribed fees.

Should you require any further details regarding this matter, please do not hesitate to contact me, on the telephone number below, at your earliest convenience.

Please quote reference No. 702450

Yours faithfully

Eric Stacey

ERIC STACEY
PLANNING OFFICER

17.APR.2000* 1280

Encs

CORNBROOK, 2 BRINDLEY ROAD, OLD TRAFFORD, MANCHESTER M16 9HQ
TELEPHONE: 0161 872 1001 • FACSIMILE: 0161 872 5420
Portland Conservatories Ltd Registered in England No 1657801

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

17.APR.2000* 1280

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows *only. You must use the* General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS ELDERTON
	ADDRESS	"TUDOR GABLES"
		LOWER WOKINGHAM ROAD
		CROWTHORNE
	POST CODE	RG45 6DB Tel. No. 780745
2. If you have an agent and want all *correspondence to be sent to them*	AGENT'S NAME	PORTLAND CONSERVATORIES
	ADDRESS	CORNBROOK, 2 BRINDLEY RD
		OLD TRAFFORD
		MANCHESTER
	POST CODE	M16 9HQ Tel. No. 0161 872 1001
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	AS APPLICANT
4. *Give brief details of the proposal* e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY REAR CONSERVATORY EXTENSION

5. ARE THERE ANY TREES ON THE SITE? YES / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
FACING BRICK TO MATCH EXISTING
WHITE HARDWOOD FRAME
CLEAR SAFETY GLASS ROOF

7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / NO
Please show details of the existing access and any proposed changes on the plans.

8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? YES / NO
If YES, please show details of any changes on the plans.

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? YES / NO
If YES, please show the route and any proposed alternative on the plans.

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated	✓
(b) The fee (the current scale of fees is attached)	✓
If no fee is payable please say why below	

(c) 6 copies of plans and drawings

(i) 1:2500 scale location plan with application, site outlined in red.	✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings	✓
(iii) 1:100 or 1:200 scale floor plans and elevations	✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

* at the beginning of the period of 21 days ending with the date of the accompanying application nobody, except the applicant, was the owner (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding

SIGNED A O'Shea ON BEHALF OF Mr & Mrs ELDERTON

DATE 19/04/00

17. APR. 2000* 1280

1933

ADDRESS TUDOR GABLES LOWER WOKINGHAM ROAD PARISH FINCHAMPSTEAD

PLOT No. (ON SITE OF THWAITE) ORD. SHEET No. SU. 8164 NW

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
4.3.93.1	OXFORD HOUSE PROPERTIES	DET. HOUSE & GARAGE	13.4.95	C/A
FP95/3512	"	"	2.5.95	CAMP

MINISTRY DECISION

SPECIAL ORDERS

17 APR 2000 1280

1933

ADDRESS Tudor Gables Lower Wokingham Road PARISH Finchampstead

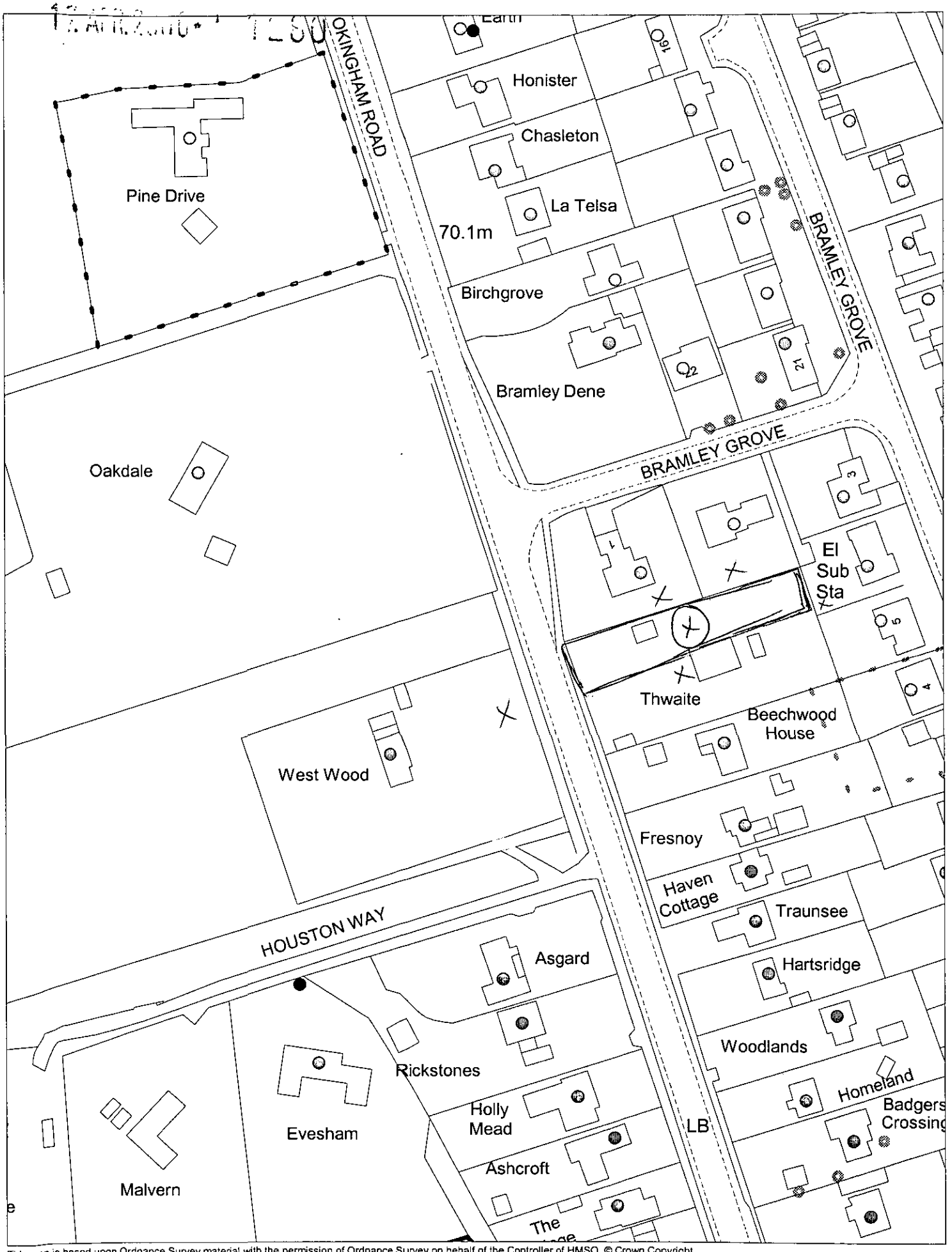
PLOT No. (on site of Thwaite) ORD. SHEET No. SU 8164 NW

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
43931	Oxford House Properties	Det. House & Garage	13.4.95	C/A
TP95/3512	"	"	2.5.95	C/AMP

MINISTRY DECISION

SPECIAL ORDERS



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
28 April 2000 Scale: 1 : 1250

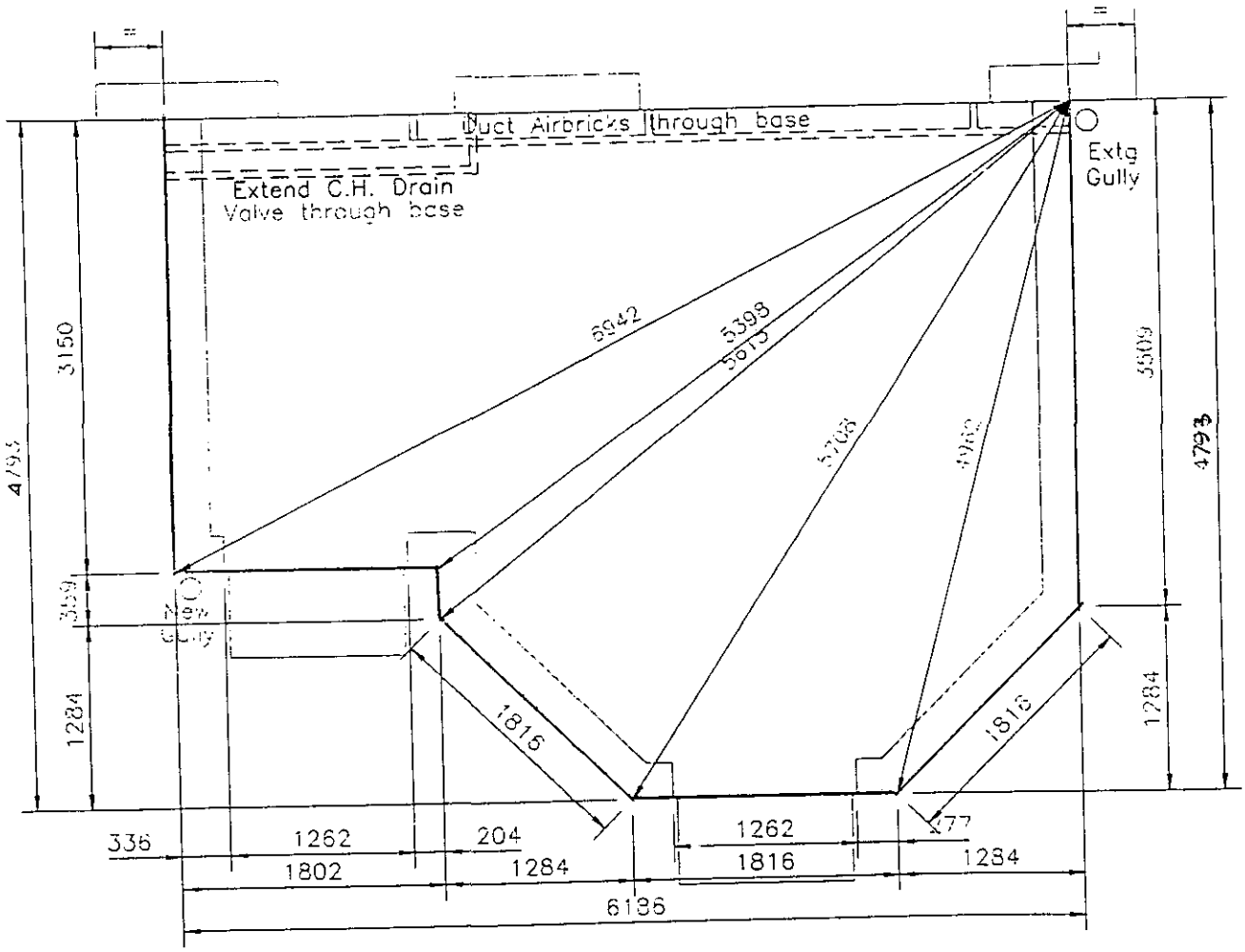
17 APR 2000* 1260

PORTLAND
- conservatories -

PORTLAND HOUSE,SALFORD,M5 2EW, TEL:0161-745 7920

NAME *Mr & Mrs Elderton* CONTRACT *702450*

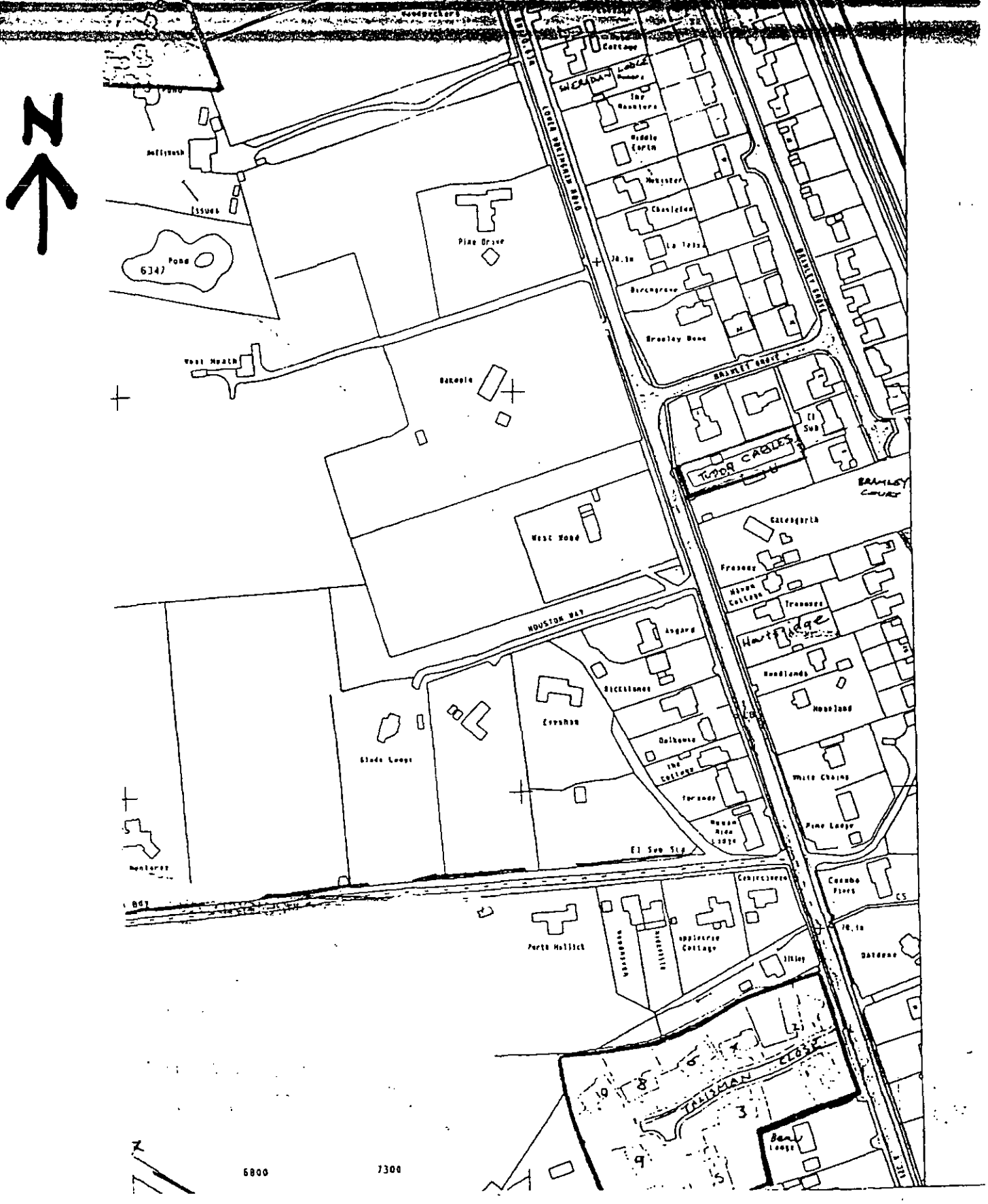
ADDRESS *'Tudor Gables'*
Lower Wokingham Road
Crowthorne, RG45 6DB



Base plan

17.APR.2000* 1280

A - Depth increased - MW - 3/4/00



LOCATION PLAN.

SCALE · 1:2500.

17 APR 2000* 1280