WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Hitt
C/O Peter Card Associates
51 The Brackens
Pine Ridge
Crowthorne
Berkshire
RG45 6TB

Application Number: F/2002/6181

Parish: **WOKINGHAM WITHOUT**

Location: **The Farmhouse, Pinewood Avenue, Crowthorne.**

Proposal: **Proposed single storey and two storey rear extensions plus proposed pitched roof extensions to front and side of 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 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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6181	PT
BUILDING CONTROL NUMBER.	KP 2002/3328 South	
~~APPLICANT~~/AGENT	Peter Card Associates	
ADDRESS OF SITE	The Farmhouse, Pinewood Avenue Crowthorne WOK. WITHOUT	
DESCRIPTION OF PROPOSED WORK	S/S + 2 storey rear exts + pitched roof exts to front + side	

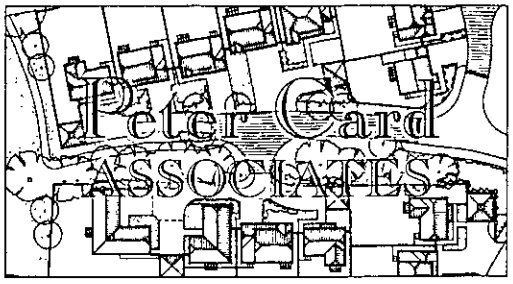
DRAWING NUMBERS	BC	DC
BLOCK PLAN	PCa/67/020.	PCa/67/01
ELEVATIONS	None	—
FLOOR PLANS	PCa/67/02	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	13/8/02.	

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	

PLANNING SERVICES
APP 55220
POL
TLS
DC PT
ENF
APP
CS
12 APR 2002
COPIE



ARCHITECTURAL DESIGN SERVICES
51 THE BRACKENS
PINE RIDGE
CROWTHORNE
BERKSHIRE RG45 6TB
TEL/FAX 01344 777458

F.A.O. PHILIP TAYLOR – PLANNING OFFICER
PLANNING SERVICES
ENVIROMENTAL SERVICES DEPARTMENT
WOKINGHAM DISTRICT COUNCIL
PO BOX 157
SHUTE END
WOKINGHAM
BERKSHIRE
RG40 1WR

10.04.2002

Dear Mr Taylor,

RE: - The Farmhouse, Pinewood Avenue, Crowthorne, Berkshire, RG45 6RS – Full Planning Application Number: F/2002/6181

Further to your letter-dated 02.04.2002 regarding the abovementioned subject matter, please find enclosed, the applicable Section 66 Certificate with section A deleted and section B completed.

We confirm having served the associated Notice Number 1 on the affected owner, and enclose for your information, a copy of our correspondence addressed to Mr and Mrs Howell, the neighbours of our Clients Mr and Mrs Hitt.

We trust the forgoing action meets with your approval and look forward to hearing from you after you have had the opportunity to carry out your proposed future site visit.

Yours sincerely,

Peter Card

Peter J Card MBIAT

PETER CARD ASSOCIATES

Cc Client – Mr and Mrs Hitt
PCa file

P. J. CARD
MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS
PARTNER L. A. CARD

VAT REGISTRATION NUMBER 529178911

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM UNITARY
Aiming for Excellence

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

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 of (a) of ~~any part~~ of the land to which the application relates.

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
MR C. HOWELL	PINECROFT PINEWOOD AVENUE CROWTHORNE BERKSHIRE RG45 6RS	10.04.2002

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

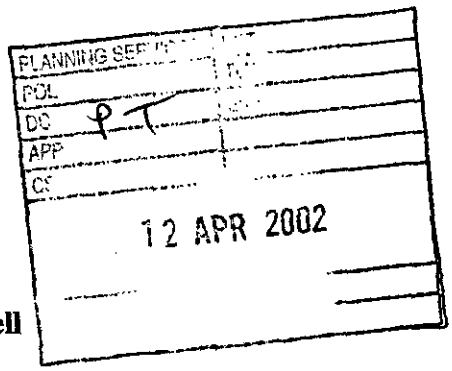
- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....



Peter Card ASSOCIATES
ARCHITECTURAL DESIGN SERVICES
51 THE BRACKENS
PINE RIDGE
CROWTHORNE
BERKSHIRE RG45 6TB
TEL/FAX 01344 777458

Mr and Mrs Howell
Pinecroft
Pinewood Avenue
Crowthorne
Berkshire
RG45 6RS

10.04.2002

Dear Mr and Mrs Howell,

RE: - Proposed single storey and two storey extensions plus proposed pitched roof extensions to both front and side of dwelling.

We are acting as Agents on behalf of your Neighbours Mr and Mrs Hitt and in accordance with Planning Legislation and the requirements of Wokingham District Council; we enclose for your information, a copy of Notice No.1 under Article 6. This document is to give you notice that our Clients are making a Householder Planning Application for the proposals stated above.

If approved, the hipped end of the proposed pitched roof to the flank of the existing garage and associated rainwater guttering will overhang your property at high level, in a similar manner to that which exists at present. We believe that Mr and Mrs Hitt have already discussed their wish to extend their property with you and we are sure they are happy for you to see their copy of the submitted proposals drawing, should you wish to do so.

If you have any queries regarding this matter, please do not hesitate to contact the undersigned by telephoning the number stated above.

Yours sincerely,

Peter Card

Peter J Card MBIAT

PETER CARD ASSOCIATES

Cc Philip Taylor – Wokingham District Council Planning Department
Client - Mr and Mrs Hitt
PCa File

1913 /a **SCHEDULE 2** **Articles 6, 7 and 9**

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* THE FARMHOUSE, PINEWOOD AVENUE, CROWTHORNE, BERKS, RG45 6RS

I give notice that *(b)* MR D. HITT

is applying to the *(c)* WOKINGHAM DISTRICT COUNCIL Council

for planning permission to *(d)* ERECT SINGLE AND TWO STOREY REAR EXTENSIONS, PLUS PITCHED ROOF EXTENSION TO FRONT & SIDE OF DWELLING.

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* ENVIROMENTAL SERVICES DEPARTMENT, PLANNING SERVICES, PO. BOX 157, SHUTE END, WOKINGHAM, BERKSHIRE, RG40 1WR

by *(f)* 01 · 05 · 2002 .

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed Peter Laird

† On behalf of MR D. HITT

Date 10 · 04 · 2002

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

WOKINGHAM UNITARY
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Applicationo	Name & Address
F/2002/6181	Mr & Mrs C Howell C/o Sherwood Wheatley Partnership Bridge House, Winters Bridge Portsmouth Road THAMES DITTON Surrey KT7 0SY
F/2002/6181	Mr J F Parrington Mrs L R Parrington Timbers Crowthorne Farm Pinewood Avenue CROWTHORNE RG45 6RS
APPLICATION APPROVED	Letters sent 17.05.02

WORK SHEET FOR : Phillip Taylor

Application Number : F/2002/6181

Applicant : Mr D Hitt C/O Peter Card Associates.

Location : The Farmhouse, Pinewood Avenue, , Crowthorne.

Proposal : Proposed single storey and two storey rear extensions plus proposed pitched roof extensions to front and side of dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	10/May 02

Date of Neighbour Notifications : .....

Date of Site Visit : 10th May 02

Date Registered : 20/03/2002

Earliest Date for Decision : 26/04/2002

Latest Consultation Date/Site Notice Expiry Date : 26/04/2002

This application will have expired on: 15/05/2002. 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 :

Wokingham w.Rural Parish Council - Felt to be an overdevelopment of the site and out of keeping with the surrounding area.

Highways - Conditional Approval

Objection letters (x2) received from 'Pinecroft' and 'Timbers' see file.

Planning Issues :

Impact on Neighbouring Properties. Character of the Area. Highways

Policy - ~~SBE1, SBE2~~, WBE1, WOS3, CD3, ENV STV5, 6

Application Number: F/2002/ 6181 – The Farmhouse, Pinewood Avenue, Crowthorne.

Appraisal

The application property is a large house located at the north end of Pinewood Avenue, which terminates in a close of new houses. It is within the identified settlement. The grounds of the house were sold in the 1980's and five detached houses were built.

The proposal is for a single and two-storey rear extension plus a pitched roof above the garage and kitchen. The two storey element would be built over and in front of the existing dining room and provide a new guest bedroom with en-suite. The projection rearward would be 3.0m with the extension rising 4.5m to the eaves and 6.5 metres to the ridge (set 300mm below main ridge) there would also be a gable end. There would be a large bedroom window facing the rear garden and secondary windows in the both side elevations.

The single storey element would create a conservatory, enlarged breakfast room and utility. The roof above these elements would be pitched and hipped with drainage valleys. Roof lights would be inserted above the kitchen and breakfast room.

Impact on Neighbouring Properties

The adjacent neighbours are 'Pinecroft' on the eastern side and 'Hallbrook' on the western side. The garden to the application property is large and contains a number of mature trees, which screen the house to the properties on Belmont Road. 'Pinecroft' is situated almost on the boundary and is set back form the drive. There are no windows inserted in the side elevation with only a single dormer window to a bedroom facing forward. The proposed single storey extensions are considered to have no adverse impact on 'Pinecroft'. The two-storey element will have a side bedroom window facing 'Pinecroft'. However there is an existing and larger bedroom window in almost the same position. The proposed window would be inserted next to the existing window, which would be bricked up. The bedroom window at 'Pinecroft' is set at 90 degrees and separated by a 13.0m gap. The new window would be unlikely to allow increased overlooking of 'Pinecroft'.

The other adjacent Neighbour is 'Hallbrook', which is also situated very close to the boundary and set back from the drive. There is only a landing window on the side elevation. There would be a new bedroom window facing the side of 'Hallbrook' but considering the 15.0m gap it would be unlikely that overlooking could occur.

Impact on the character of the area

The pitched roof above the garage and kitchen would be visible from the road. The existing flat roof did not form an attractive feature in the streetscene and while the pitched roof will add mass to the building it would not be to the detriment of the streetscene. The two storey element would not be clearly visible from the drive and is therefore not considered to harm the streetscene.

Highway

Highways have recommended conditional approval for the proposal.

√ Approval

Application Number F/2002/6181
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
~~3~~	~~E0~~		
3 ~~4~~	C049	R049	
4. ~~5~~	C122	C122	

RECORD OF SITE VISIT

SITE ADDRESS: The Farmhouse
Pinewood Avenue Crowthorne.

APPLICATION NUMBER: F/2002/6181

OFFICER: Phillip Taylor

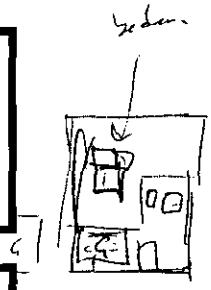
DATE OF SITE VISIT: 10/02/02

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS new houses on plot detached med/lge

3. DESCRIPTION OF SITE/BUILDING older farm house single sty side + s/s dble gage. - lge rear garden.

existing iron railing on 1st floor rock
above porch + s/s side



4. RELATIONSHIP TO ADJOINING PROPERTIES pinecroft (adjacent) east has 1st floor bedroom window frag frost above gage.
Hallbrook - adjacent (west) side elevation border garden - 1x landing / bathroom window

5. SITE CONSTRAINTS

Streetscene - older property set among 4 new ones.

TREES lge conifers at rear 15m
lge tree thru at - 5-7m

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

proposed wildlife + conserved will be set away from border with 'pinecroft'

existing rear covered patio behind s/s side ext

Application Number : F/2002/6181	Map No : 1084109
Case Officer : PT	Site Area : 0.10
Valid Date : 20/03/02	Received Date: 20/03/2002

Level : Delegated Application

Description : Proposed single storey and two storey rear extensions plus proposed pitched roof extensions to front and side of dwelling.

Location : The Farmhouse, Pinewood Avenue, , Crowthorne.

Parish : WT Ward : WOK

Applicant : Mr D Hitt C/O Peter Card Associates. (5)

Fee Required: £95 Fee Received: £95

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	Confirm no encroachment of new garage roof at side boundary.	2/04	
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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

.....

No pre-apps

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 02 April 2002

Application Number: F/2002/6181

Proposal: Proposed single storey and two storey rear extensions plus proposed pitched roof extensions to front and side of dwelling.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
The Farmhouse, Pinewood Avenue, , Crowthorne.

Applicant:
Mr D Hitt C/O Peter Card Associates.

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).

C049, R049
C122, R122.

Signed: _____ **Print name:** Adam 10/4/02.

SHERWOOD WHEATLEY
SOLICITORS

Bridge House Winters Bridge Portsmouth Road Thames Ditton Surrey KT7 0SY
Telephone 020 8398 9966 Fax 020 8398 9071 DX 36303 Esher

Partners: William J Webb
Roger E Puttock
David S Hawkins
Associates: Richard Andrews
Henrietta Dorrington-Ward
Rachael Worgan

PLANNING SERVICES | HPT
POL | RS
DC PT | CW
CS
01 MAY 2002
COPIES TO | Our ref
ACK. ✓
Your ref

Environmental Service Dept.,
Planning Services
DX 33506 WOKINGHAM

RA Howell c

F/2002/6181

29 April 2002

Dear Sirs

re Application Number F/2002/6181
Site address: The Farmhouse Pinewood Avenue Crowthorne
Proposal: Proposed single storey and two storey rear extensions plus proposed pitched roof extensions to front and side of dwelling

We are instructed by Mr and Mrs C Howell the owners of Pinecroft the adjoining property to the above.

We write in response to the Notice under article 6 served on our clients by the Applicants' agents Peter Card Associates dated 10th April.

Our clients wish to object to the application.

Currently guttering on the Applicants' garage overhangs our clients' property by approximately 130mm. If approved, the hipped end of the proposed pitched roof on the flank of the existing garage and associated rainwater guttering will extend the overhang considerably. In our clients' reasonable opinion the overhang should be no greater than that which is now in place.

Our clients reserve the right to make further remarks and representations.

Yours faithfully

SHERWOOD WHEATLEY

OBS

Timbers
Crowthorne Farm
Pinewood Avenue
Crowthorne
Berkshire RG45 6RS

PLANNING SERVICES
POL
DC PT
APP
CS
07 MAY 2002

Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

2nd May 2002

Dear Sir/Madam,

Re: Application No. F/2002/6181
The Farmhouse, Pinewood Avenue, Crowthorne

We write in response to your letter dated 17th April 2002 regarding the above application proposing extensions to the above dwelling.

My wife and I are joint owner-occupiers of Timbers, Crowthorne Farm, the front of which faces the right hand side of the Farmhouse.

We have had an opportunity to study the plan (Drawing No. PCA/67/01) of the proposed extensions and we are concerned that:

1. A two storey rear extension will have a detrimental effect on the sunlight available in our rear garden in late summer afternoons. The sunlight available at the rear of the house is already limited due to the rear of our property facing north-east. The proposal means we risk losing more sunlight.

2. The extensions will effect the aesthetics of Crowthorne Farm Close. The extended Farmhouse is likely to overwhelm the existing dwellings and distort the appearance of the close. Consideration should therefore be given to the overall size of the proposed extensions, particularly in view of the prominent position of the Farmhouse at the entrance to the Close.

If you have any questions, please do not hesitate to contact us at the above address or on telephone number 01344 773577.

Yours faithfully,

J F Parrington (Mr)
L R Parrington (Mrs)

Wokingham Without Parish Council Consultation Sheet

Officer	Phillip Taylor
No	F 2002 6181
Proposal	single storey and two storey rear extensions plus pitched roof extensions to front and side of dwelling.
Site	The Farmhouse, Pinewood Avenue, Crowthorne.

Committee's Comments

Felt to be overdevelopment of the site, and out of keeping with the surrounding area.

Signed : _____
Clerk to Wokingham Without Parish Council

16 April 2002

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

Tel: (0118) 974 6442

Date: 02 April 2002

My ref: F/2002/6181

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/2002/6181
The Farmhouse, Pinewood Avenue, , Crowthorne.
Proposed single storey and two storey rear extensions plus proposed pitched roof extensions to front and side of dwelling.

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/2002/6181**
The Farmhouse, Pinewood Avenue, , Crowthorne.
Proposed single storey and two storey rear extensions plus proposed pitched roof extensions to front and side of dwelling.
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: 02 April 2002

My ref: F/2002/6181

WOKINGHAM UNITARY
Aiming for Excellence

Councillor P 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

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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: 02 April 2002

My ref: F/2002/6181

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

Dear Councillor

Application Number: F/2002/6181
The Farmhouse, Pinewood Avenue, , Crowthorne.
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/6181**
The Farmhouse, Pinewood Avenue, , Crowthorne.
Proposed single storey and two storey rear extensions plus proposed pitched roof extensions to front and side of dwelling.
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/2002/6181

Proposal:
Proposed single storey and two storey rear extensions plus proposed pitched roof extensions to front and side of dwelling.

Location:
The Farmhouse, 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/2002/6181 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 26/04/2002. 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

02 April 2002

Organisation_Name	Building_Name	address1	Postcode
		11BELMONT ROADCROWTHORNE	RG456SA
		7BELMONT ROADCROWTHORNE	RG456SA
		9BELMONT ROADCROWTHORNE	RG456SA
	HALLBROOK	HALLBROOKPINEWOOD AVENUECROWTHORNE	RG456RS
	SEQUOIA	SEQUOIAPINEWOOD AVENUECROWTHORNE	RG456RS
	11A	11ABELMONT ROADCROWTHORNE	RG456SA
	CYPRESS HOUSE	CYPRESS HOUSEPINEWOOD AVENUECROWTHORN	RG456RS
	ACER HOUSE	ACER HOUSEPINEWOOD AVENUECROWTHORNE	RG456RS
	1A	1APINEWOOD AVENUECROWTHORNE	RG456RS

Neighbour consultation list
F/2002/6181

20.MAR2002* 6181

Peter Card ASSOCIATES
ARCHITECTURAL DESIGN SERVICES
51 THE BRACKENS
PINE RIDGE
CROWTHORNE
BERKSHIRE RG45 6TB
TEL/FAX 01344 777458

PLANNING SERVICES
WOKINGHAM DISTRICT COUNCIL
PO BOX 157
SHUTE END
WOKINGHAM
BERKSHIRE
RG40 1WR

18.03.2002

Dear Sir/Madam,

RE: - The Farmhouse, Pinewood Avenue, Crowthorne, Berkshire, RG45 6RS - Householder Planning Application for Proposed Single and Two Storey Rear Extensions, plus Proposed Pitched Roof erection.

Please find enclosed for your deliberation, a Householders Planning Application comprising of the following information:-

- 6 copies of the duly completed Planning form.
- 6 copies of the detailed proposals drawings numbered PCa/67/01 and 02.
- 6 copies of a 1:2500 scale Location Plan and 1:500 scale Site Plan, with the property boundary edged in red.
- Our Client's cheque for £95.00, in payment of the required Planning Fee.

We trust the proposals are sufficiently detailed so as to be self-explanatory from the information submitted. We look forward to receiving your Application acknowledgement in the near future and ultimately, a favourable outcome for our Client. Should you require any further supportive information, please do not hesitate to contact the undersigned.

Yours faithfully,

Peter J Card MBIAT

PETER CARD ASSOCIATES

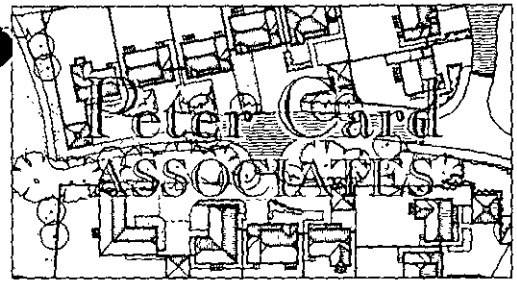
Cc Client - Mr and Mrs Hitt
MPA - Mike Pattern
PCa File

18.03.2002

Please note:-

Red line to boundary has been shown as agreed verbally with Carol Hurst - Planning Admin Deptt. Any queries, please contact me.

WITH COMPLIMENTS Peter Card



ARCHITECTURAL DESIGN SERVICES
51 THE BRACKENS
PINE RIDGE
CROWTHORNE
BERKSHIRE RG45 6TB
TEL/FAX 01344 777458

20.MAR2002* 6181

Environmental Services

For office use only
Application number: 20.MAR2002* 6181

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 D. HITT
	Address and postcode	THE FARMHOUSE PINEWOOD AVENUE CROWTHORNE BERKSHIRE RG45 6RS
	Phone number	01344 466080
2	Agent's Name	PETER CARD ASSOCIATES
	Address and postcode	51 THE BRACKENS PINE RIDGE CROWTHORNE BERKSHIRE RG45 6TB
	Phone number	01344 777458
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	THE FARMHOUSE PINEWOOD AVENUE CROWTHORNE BERKSHIRE RG45 6RS
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE / TWO STOREY REAR EXTENSIONS WITH FRONT AND FLANK ELEVATIONAL ALTERATIONS AND PROPOSED PITCHED ROOF ERECTION.
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 ☐ NO TREES WILL BE AFFECTED BY THE PROPOSALS.
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	WHITE UPVC WINDOWS, RED MIXTURE FACING BRICKS, BROWN/ORANGE HANGING TILES, EITHER NATURAL OR REDLAND CAMBRIAN ROOF SLATES - ALL TO MATCH THE 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

CROWTHORNE FARM / MR AND STABLES

ADDRESS 1 PINEWOOD AVENUE PARISH WOK / WITHOUT

HALLBROOK - PLOT ?

PLOT No. PLOTS ARE NAMED OFF PINEWOOD AVE. PLOT 1 - MINWEAR ORD. SHEET No. SU. 8464 109

BUILDER PLOT 8 ACER HOUSE 7 - SEQUOIA 6 - CYPRESS HOUSE 3 - HYDEAWAY 4 - PINECROFT

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~9574/57~~	MR W BOYES	ADDITION	13.11.57	APP N/A
R/1/70	MR. G.N.W. BOYES	REPLACEMENT KITCHEN	22.1.70	APP APP
PO/808/71	"	GARAGE	30.12.71	APP N/A
04738	MR. R.H. LARBY	DOUBLE GARAGE	10.6.76	N/A C/A
05613 OLD STABLES	"	granny flat	25.11.76	N/A C/A
05793 - "	"	OUTBUILDINGS TO FLAT	17.2.77	N/A C/A
BR 6443	"	" "	18.5.77	APP N/A
10234	"	9 dwellings garages/ext.	13.3.80	N/A C/A
BR 13683	See card 2.	improvements.	22.5.81. 16.6.80	APP REF N/A
14329 OLD STABLES	" (flat)	REAR. AND 5 ON 05793	20.11.80	N/A C/A
14811	WESTBUILD LTD.	9 DWELLINGS & GARAGES	12.2.81	N/A C/A
BR 16224	LARBY	DRAINAGE CONNECTION FOR	20.2.81	APP N/A
BR16397	Weatbuild	AGER DEV PLOTS 5-9.	27.3.81	Ref N/A

DATE OF COMPLETION 2/6/81. appeal withdrawn.

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 59

DRAINAGE

091074

CROWTHORNE FARM

(2)

ADDRESS 1 PINEWOOD AVE PARISH WOK / WO

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
13683	Mr R H Larby.	plot 1-9	16 6 80	Ref N/A
14999 OLD STABLES	" (flat.)	comp. cond 4. re 05793	13 3. 81	N/A C/A
BR 14782	Massey	Plots 1-4	3. 11. 81.	app N/A
F/2000/2026	Mr + Mrs Hitt The farmhouse	S/S/R/EXT TO FORM CONS. PLUS RECONST. OF PORCH + BRICKING UP SIDE GARAGE WALL	08.09.00	APP.

8 - ACER HOUSE PLOT 7 - SEQUOIA - PLOT 6 - CYPRESS HOUSE PLOT 3 - HYDEAWAY 4 - PINECROFT

DATE OF COMPLETION TIMBERS - PLOT ? PLOT 1 - MINWEAR HALLBROOK - PLOT ?

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2002/6181**
CASE OFFICER: **Phillip Taylor**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

20.MAR2002* (6181)



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Development Control Section, Environmental Services, Wokingham District Council.

27 March 2002

Scale: 1 : 1250

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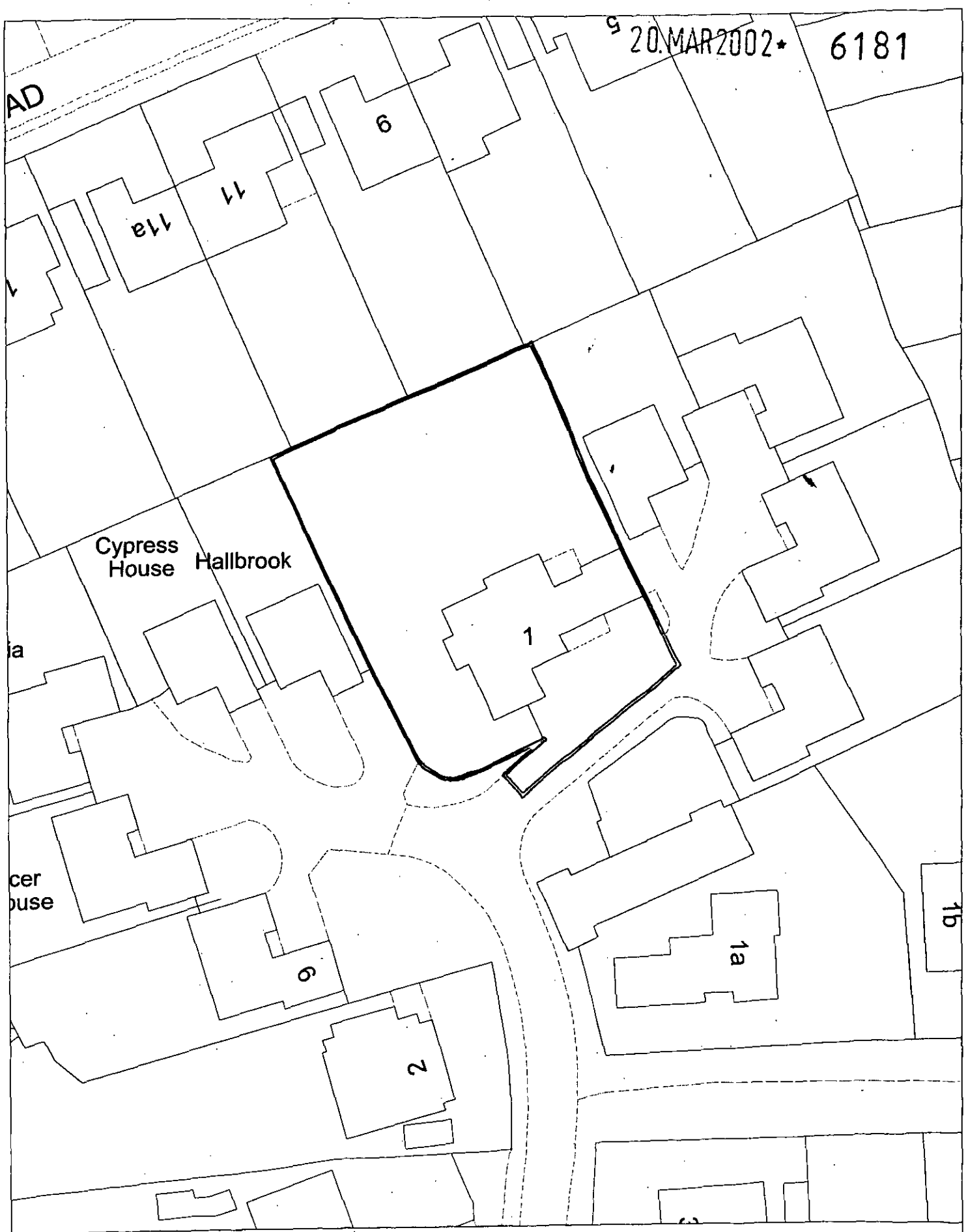

Site Plan, Scale: 1 to 500

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Date: 5 February 2002

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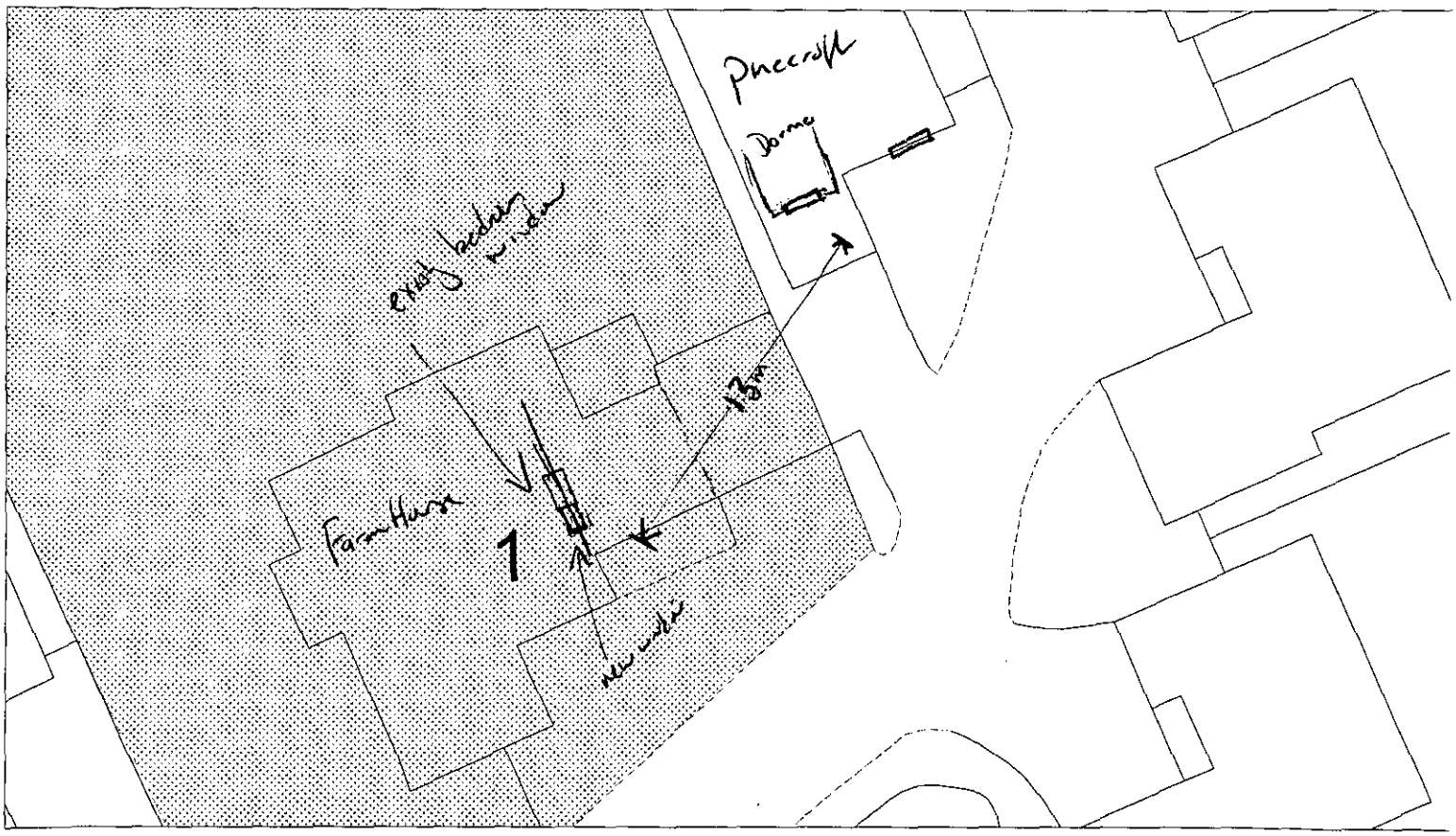

1:250