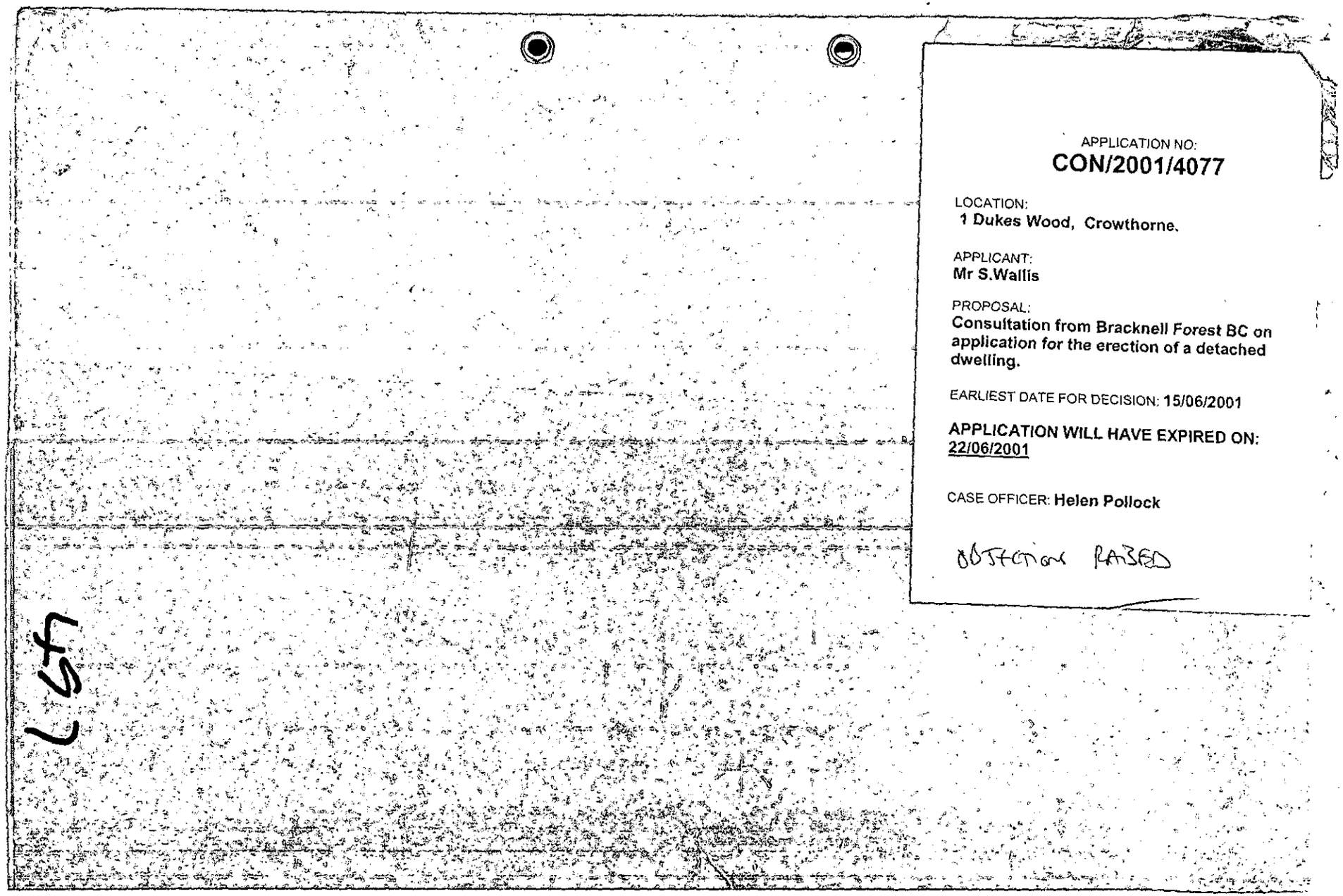

APPLICATION NO:
CON/2001/4077

LOCATION:
1 Dukes Wood, Crowthorne.

APPLICANT:
Mr S.Wallis

PROPOSAL:
Consultation from Bracknell Forest BC on application for the erection of a detached dwelling.

EARLIEST DATE FOR DECISION: **15/06/2001**

APPLICATION WILL HAVE EXPIRED ON:
22/06/2001

CASE OFFICER: **Helen Pollock**

OBJECTION RAISED

8

L5h

Tel. 0118 974 6480 (Direct Line)
Fax. 0118 974 6484
Email. helen.pollock@wokingham.gov.uk
Date. 19th June 2001
My ref. ~~F/2001/3815~~ CON/2001/4077
Your ref. 01/00455/FUL/RECON2

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) 977 8909
DX: 33506 – Wokingham

Marcia Head
Bracknell Forest Borough Council
Planning Department
Time Square
Market Street
Bracknell
Berkshire
RG12 1JD

Dear Marcia Head,

PROPOSED ERECTION OF DETACHED GARAGE AT 1 DUKES WOOD, CROWTHORNE - REVISED PLANS (01/00455/FUL).

I refer to your letter received on the 14th June 2001 with reference to the above and thankyou for inviting this authority to comment on the amendments.

The revisions submitted do not overcome the reasons for refusal as stated by this authority and as such I request that my previous comments stand.

Should you wish to discuss the matter further please do not hesitate to contact Helen Pollock on the above direct line number.

Yours sincerely,

J MITCHELL
Development Control Manager

Planning & Transportation

Director of Planning & Transportation : George Kingston MA (Oxon) DipTP MRTPI
Borough Planning Officer : Mike Holmes BSc (Econ) DipTP MRTPI

This matter is being dealt with by: Marcia Head 01344 351135

12th June 2001

Our Ref: 01/00455/FUL/RECON2

Con/2001/4077

PLANNING SERVICES	HPT
POL	TLS
DC HR	INF 44526.
APP	
CS	
14 JUN 2001	
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	FILE:

Reply Req

Wokingham District Council
Planning Department
PO Box 15
Shute End
Wokingham
Berkshire
RG11 1WR

BRACKNELL FOREST BOROUGH COUNCIL

Time Square
Market Street
Bracknell
Berkshire
RG12 1JD
☎ 01344 424642
Fax 01344 351104
DX 33611 Bracknell
Minicom 01344 352045
www.bracknell-forest.gov.uk

Dear Sir/Madam

Town and Country Planning Act 1990

DESCRIPTION: Erection of single storey building forming garage and formation of new driveway and access onto Dukes Wood.

LOCATION: 1 Dukes Wood Crowthorne Berkshire

REFERENCE: 01/00455/FUL /RECON1

CASE OFFICER: Marcia Head 01344 351135

AMENDMENTS/ ADDITIONAL INFORMATION: Amendment to turning area.

I write further to my recent correspondence consulting you on the above planning application. I have now received minor amendments/additional information relating to the proposed development, as detailed above.

I would appreciate any comments you may wish to make on the minor amendments/additional information in writing, and received within 14 days of the date of this letter.

Should you have any enquiries regarding this matter, please contact the Case Officer, Marcia Head, on direct line 01344 351135.

Yours faithfully

Marcia Head

For Borough Planning Officer

Enc.

01344762283

PLANNING SERVICES | HPT
COPIES TO: | ACK:
FILE:

Wokingham Without Parish Council Consultation Sheet

Officer	Helen Pollock
No	CON 2001 4077
Proposal	erection of a detached dwelling. (Consultation from Bracknell Forest BC.)
Site	1 Dukes Wood, Crowthorne.

Committee's Comments

From the drawings supplied the garage appears too large in proportion to the house and therefore detrimental to the appearance of the area.

Signed : _____
Clerk to Wokingham Without Parish Council

12 June 2001

WORK SHEET FOR : Helen Pollock

Application Number : CON/2001/4077

Applicant : Mr S.Wallis .

Location : 1, Dukes Wood, , Crowthorne.
Proposal : Consultation from Bracknell Forest BC on application for the erection of a detached dwelling.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 25/05/2001

Earliest Date for Decision : 15/06/2001

Latest Consultation Date/Site Notice Expiry Date : 15/06/2001

This application <u>will have expired on</u>: <u>22/06/2001.</u> 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 :

See notes on application n° F/2001/3815

Planning Issues :

Application Number: CON/2001/4077

Appraisal :

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

Application Number CON/2001/4077
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 1 Dukes Wood
Crowthorne.

APPLICATION NUMBER:
CON/2001/4077

OFFICER: Helen Pollock

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: CON/2001/4077
CASE OFFICER: Helen Pollock

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **CON/2001/4077**
CASE OFFICER: **Helen Pollock**
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				

Tel. 0118 974 6480 (Direct Line).
Fax. 0118 974 6484
Email. helen.pollock@wokingham.gov.uk
Date. 11th June 2001
My ref. F/2001/3815
Your ref. 01/00455/FUL/CONS

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) 977 8909
DX: 33506 – Wokingham

Marcia Head
Bracknell Forest Borough Council
Planning Department
Time Square
Market Street
Bracknell
Berkshire
RG12 1JD

Dear Marcia Head,

PROPOSED ERECTION OF DETACHED GARAGE AT 1 DUKES WOOD, CROWTHORNE (01/00455/FUL).

I refer to your letter received on the 25th May 2001 with reference to the above and thankyou for inviting this authority to comment on the above application.

As you are aware following our conversation of 4th June 2001 an application for this proposal has also been submitted to us (application No. F/2001/3815), this application has now been determined as a refusal by virtue of its siting, which is in conflict with the open plan principles of Dukes Wood, it was considered that the proposal would form an intrusive feature in the street scene to the detriment of the visual amenity of the area. I therefore recommend that your application be refused to protect the open plan nature of the area, and to provide continuity of decision making between authorities.

Should you wish to discuss the matter further please do not hesitate to contact Helen Pollock on the above direct line number.

Yours sincerely,

ME

J MITCHELL
Development Control Manager

File: 1 Dukes Wood
(con 2001 4077)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 25/05/01	
Officer: HP	Application No. CON/2001/4077

Map No. ..... Site .....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☐ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(CON) Consultation from Bracknell Forest B.C. on application for the erection of a detached dwelling.

Location: 1 DUKES WOOD

Parish: CROWTHORNE Ward: .....

Applicant: MR S WALLS

Fee Received ..... Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

application F/2001/3815

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A NONE WITHIN : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....
.....
.....

NEIGHBOURS:

.....
.....
.....
.....
.....
.....
.....
.....
.....

Planning & Transportation

Director of Planning & Transportation : George Kingston MA (Oxon) DipTP MRTPI
Borough Planning Officer : Mike Holmes BSc (Econ) DipTP MRTPI

This matter is being dealt with by: Marcia Head 01344 351135

24th May 2001

Our Ref: 01/00455/FUL/CONS

Wokingham District Council
Planning Department
PO Box 15
Shute End
Wokingham
Berkshire
RG11 1WR

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
25 MAY 2001	
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	FILE:

BRACKNELL FOREST BOROUGH COUNCIL

Time Square
Market Street
Bracknell
Berkshire
RG12 1JD
☎ 01344 424642
Fax 01344 351104
DX 33611 Bracknell
Minicom 01344 352045
www.bracknell-forest.gov.uk

Dear Sir/Madam

DESCRIPTION: Erection of single storey building forming garage and formation of new driveway and access onto Dukes Wood.

LOCATION: 1 Dukes Wood Crowthorne Berkshire

REFERENCE: 01/00455/FUL

CASE OFFICER: Marcia Head 01344 351135

Town and Country Planning Act 1990

Please find enclosed a copy of the above planning application.

I shall be grateful if you would consider the proposal and advise me of any relevant views you may have. Any comments should be expressed in writing and received within 21 days of the date of this letter.

Please do not hesitate to contact the Case Officer, Marcia Head, on direct line 01344 351135, should you have any queries on this matter.

Yours faithfully

Marcia Head

For Borough Planning Officer

Enc.

BRACKNELL FOREST BOROUGH COUNCIL

HOUSEHOLDER PLANNING APPLICATION

BOROUGH PLANNING OFFICER
Time Square, Market Street
BRACKNELL, Berkshire
RG12 1JD
Tel. 01344 424642 Fax. 01344 351104

PLEASE USE THIS FORM TO MAKE AN APPLICATION FOR AN EXTENSION OR OTHER ALTERATIONS TO YOUR HOME OR OTHER WORK WITHIN YOUR PROPERTY, THAT REQUIRE PLANNING PERMISSION.
PLEASE DO NOT USE IT IF YOU ARE PROPOSING TO CHANGE THE USE OF YOUR PROPERTY, CONVERT IT INTO FLATS, BUILD A NEW HOUSE IN THE GARDEN OR CARRY OUT BUSINESS OPERATIONS.
IF IN DOUBT, YOU ARE WELCOME TO SEEK ADVICE FROM THE BOROUGH COUNCIL PLANNING DEPARTMENT. THE NOTES OVERLEAF WILL ALSO HELP.

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, please answer n/a in the space provided.
Please use a ballpoint pen and press firmly.
Please submit SIX copies of this form and plans to the above address.

CONSULTATION COPY

For office use only 00455

BRACKNELL FOREST BOROUGH COUNCIL 03 MAY 2001 PLANNING AND TRANSPORTATION DEPARTMENT

1.	APPLICANT'S NAME	S M WALLIS	
	ADDRESS	1 DUKES WOOD CROWTHORNE	
	POSTCODE	RG45 6NF	DAYTIME PHONE 01344 775898
2. If the Applicant is content all correspondence may be sent to the agent.	AGENT'S NAME	/	
	ADDRESS		
	POSTCODE		DAYTIME PHONE
3. Show the site outlined in RED on the plans.	SITE ADDRESS OR LOCATION	1 DUKES WOOD CROWTHORNE	
4. WHAT IS THE APPLICATION FOR? Give brief details, including whether proposal is for single storey or two storey construction.	PROPOSAL	NEW GARAGE	
5. LIST ALL PLANS AND DRAWINGS SUBMITTED WITH THE APPLICATION. *SEE NOTE 1 OVERLEAF*		SW/P/01,02,03,	
6. WILL THE PROPOSED EXTERNAL MATERIALS (WALLS AND ROOF) MATCH THE EXISTING?	YES/NO	If no, give details of materials to be used.	
7. IS THE SITE BOUNDARY TO BE ALTERED?	YES/NO	If yes, give details on the plans.	
8. (a) WILL SURFACE WATER DRAINS BE ALTERED?	YES/NO	If yes, give details on the plans.	
(b) WILL FOUL WATER DRAINS BE ALTERED?	YES/NO	If yes, give details on the plans.	
9. ARE ANY TREES TO BE FELLED?	YES/NO	If yes, give details on the plans.	
10. WILL ANY PEDESTRIAN OR VEHICULAR ACCESS BE ALTERED?	YES/NO	If yes, give details on the plans.	
11. IS FEE ENCLOSED? (See also separate fees sheet).	YES/NO	If no, give reasons why.	

DECLARATION AND CERTIFICATION OF OWNERSHIP

A. I hereby certify that no person other than the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 20 days before the date of the accompanying application.

B. I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. I understand that if planning permission is granted, the development must be carried out strictly in accordance with the approved plans and that failure to do so could result in enforcement action being taken.

SIGNED S WALLIS *ON BEHALF OF* S WALLIS *DATE* 24/04/01

Note: Permission under the Town and Country Planning Acts does not obviate the possible need to apply for Building Regulation Approval. Advice can be obtained from the Borough Council.

form: HSPLAP.FRM (Computer Services 1991)

Notes to help Applicants

CHECK LIST

To apply, you need:

1. Six Complete copies of this form.
2. Six **location plans** (to show where your house is).
3. Six **detailed plans** (to show the proposed work).
4. The standard fee. (See separate fees notes)

Send all these to the Planning Department at the address shown on the front of this form.

Before you apply:

You are advised to discuss your proposals informally with the department's staff and your neighbours before making your submission. You should also seek professional help if your proposal substantially affects the appearance of your house.

NOTES

1. PLANS

You will need two types of plans:

(a) location plan

To show where your house is situated in relation to the surrounding area. **You must clearly edge the site boundary in red.** The plans should be to a scale of 1:2500 or larger.

(b) detailed plan (with elevations)

To show the proposed work and its relationship to existing buildings. The plan should be to a scale of 1:100 or larger and the main dimensions should be clearly stated. It should include all the information required by the questions overleaf. If the drawings are not adequate to give a true and accurate impression of what is proposed, your application will be returned to you.

2. Ownership

You can use this form only if you have a freehold interest in your house or have an unexpired leasehold interest of at least 7 years.

NOTE: If any part of your proposals overhang or undercut your neighbour's land (e.g. gutters, opening windows, roof overhangs, foundations) you will have to serve notice on your neighbour and confirm to the Borough Planning Officer that you have done so. (Forms are available from the Planning Department).

3. Building Regulations

In most cases, you will also need approval under the building regulations so please contact the Building Control Office at the address overleaf. **A separate fee is payable.**

4. Listed Buildings

If your building is included in the list of Buildings of Special Architectural or Historic Interest or your proposal could affect the setting of such a listed building, you may need

listed building consent in addition to planning permission. Please check with the Planning Department if you are in doubt.

5. Permitted Development

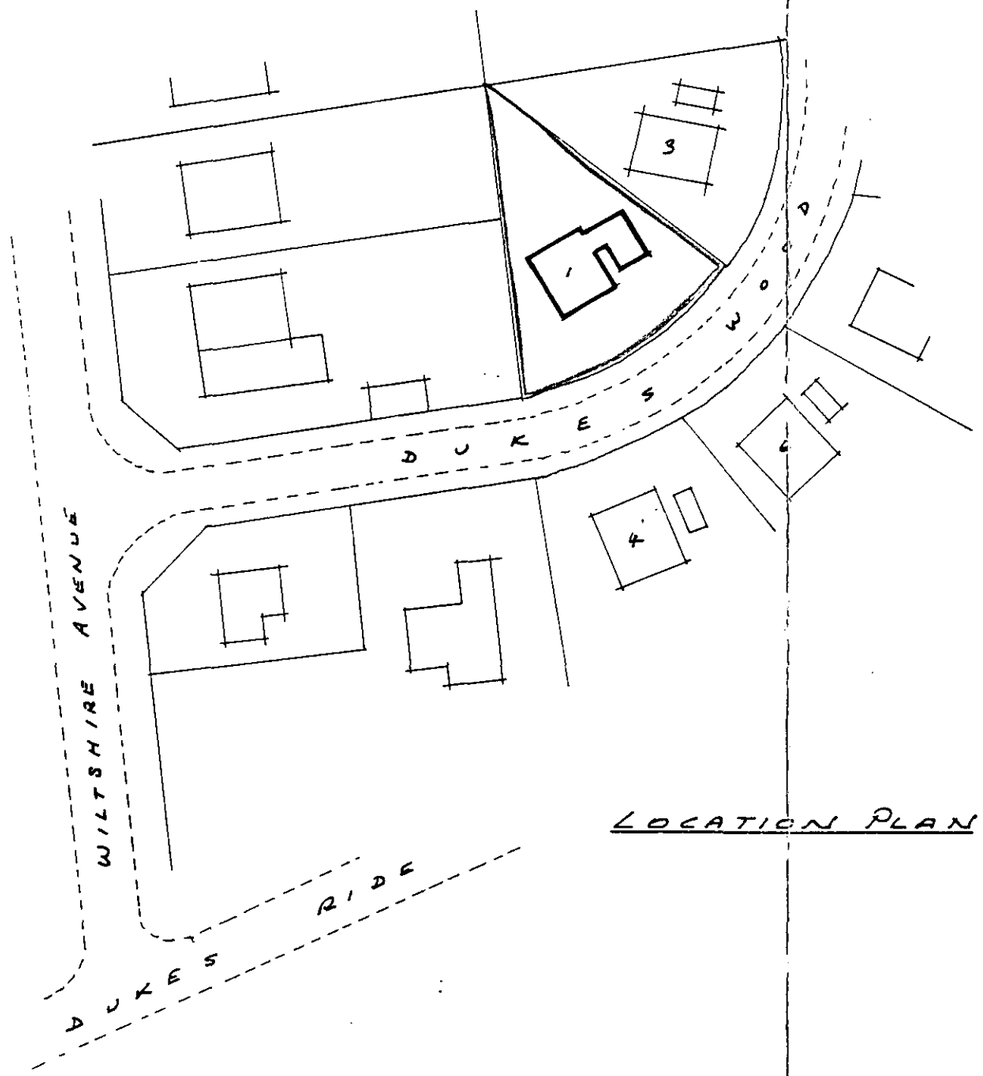
Some small house extensions do not require a planning application. If in doubt, please contact the Planning Department who will be happy to advise you. (An explanatory leaflet is available)

6. What Happens to the Application?

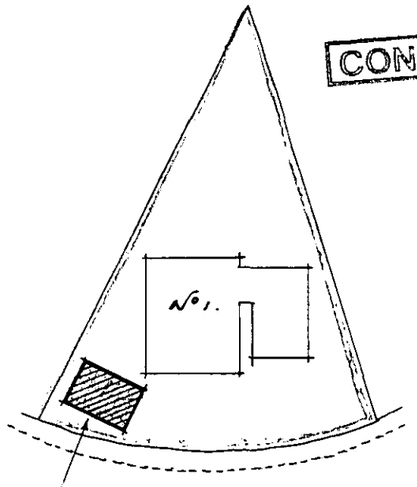
- It will first be checked to see if it is complete, and if it is, it will be registered and an acknowledgement sent to you or your agent, if you have one.
- Consultations will be carried out with public and other bodies, such as the highway Authority, Parish Council's etc.
- The application will be considered in relation to the Council's planning policies, the past history of decisions on that site or in the locality, and the affect that the proposal may have on neighbouring properties.
- The site will be visited by a Planning Officer. You may be asked to submit more information, or to amend your application.
- The application will then be considered by the Borough Planning Officer who in many cases will be able to approve it. If the application is in any way controversial it will be referred to the Development Committee, which is made up of Borough Councillors, for a decision.
- A decision in most cases will be issued within 8 weeks, but more complicated cases may take longer. If the application is refused you have the right of appeal to the Secretary of State for the Environment. Details of how to do this will be given with the Notice of Refusal.

BRACKNELL Planning

form: HSPLBK.FRM (Computer Services 1991)



LOCATION PLAN



BLOCK PLAN 1:500

CONSULTATION COPY

00455

BRACKNELL FOREST BOROUGH COUNCIL
03 MAY 2001
PLANNING AND TRANSPORTATION DEPARTMENT

NOTES:

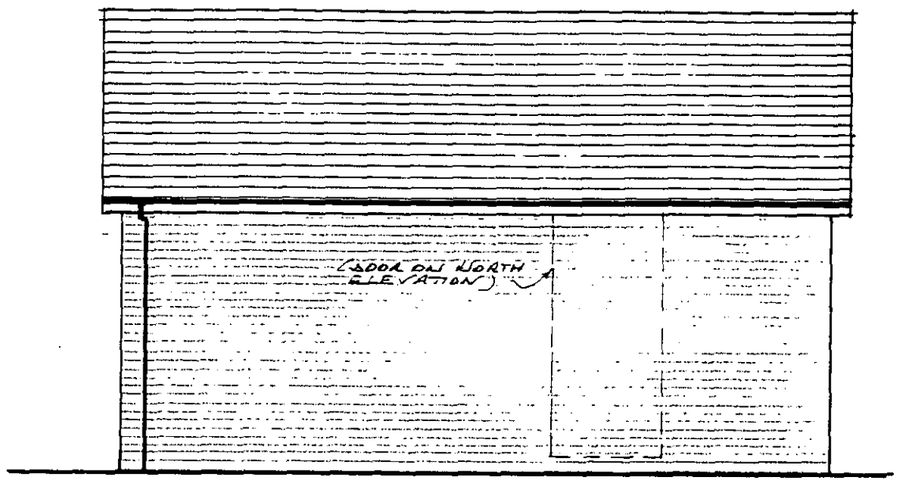
All dimensions must be checked on site and not scaled from this drawing.

Client: S. M. WALLIS	Scale: 1:500	Drawing Title: LOCATION & BLOCK PLANS	
Job Title: PROPOSED GARAGE AT 1 DUKES WOOD CROWTHORNE	Drawn by: SW.	Drg No.: SMW/P/01	Rev:
	Date: 8.4.01		

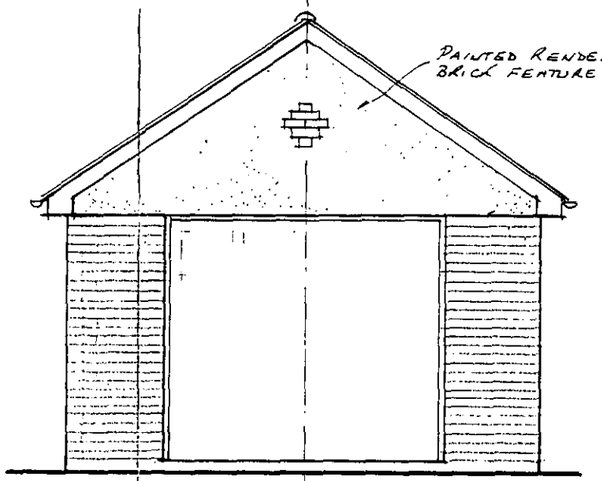
A PRODUCT OF THE UNO RANGE – ARCHITECT CAT. No. 7313

420×297mm A3

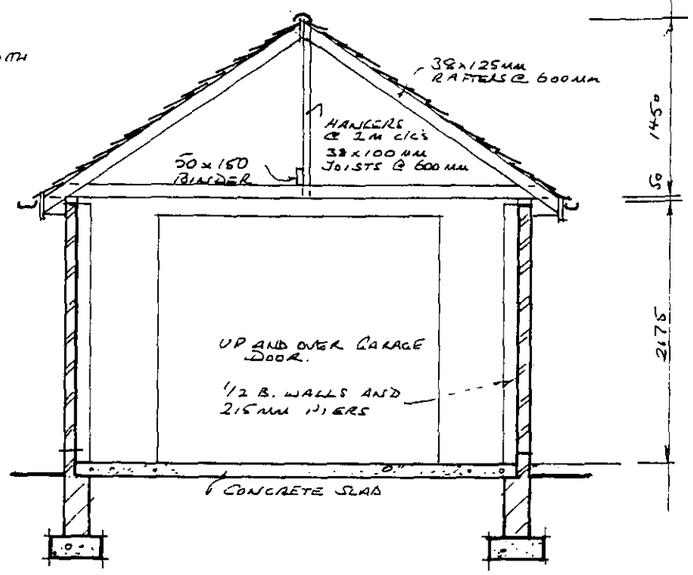
CONSULTATION COPY



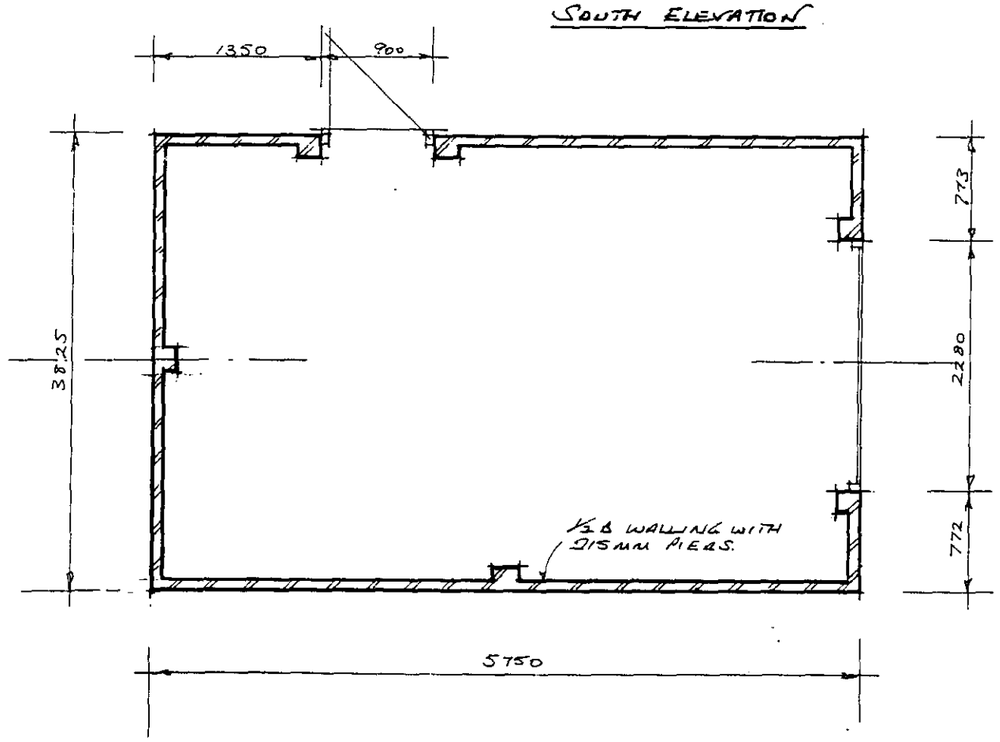
SOUTH ELEVATION



EAST ELEVATION



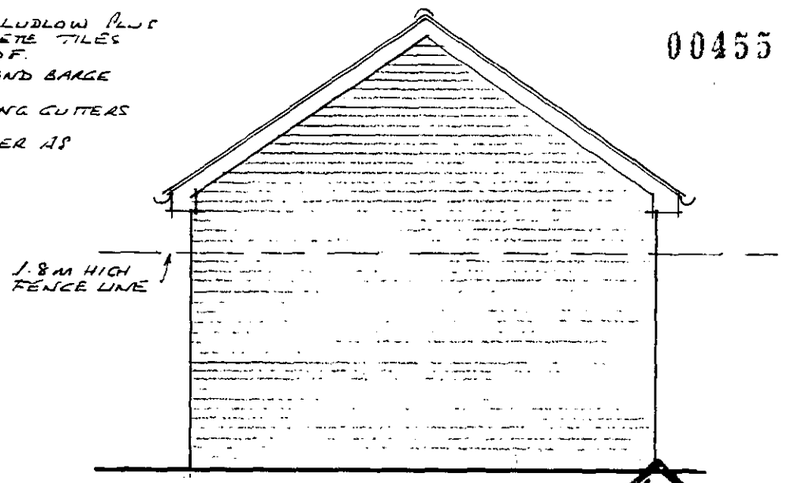
SECTION



ROOF : 35° PITCH MARLEY LUDLOW PLUS INTERLOCKING CONCRETE TILES AS MAIN HOUSE ROOF.
UPVC WHITE FASCIA AND BARGE BOARDS.
UPVC BLACK RWP'S AND GUTTERS

WALLS : BRICKWORK AND RENDER AS MAIN HOUSE.

00455



WEST ELEVATION

BRACKNELL FOREST BOROUGH COUNCIL
03 MAY 2001
PLANNING AND TRANSPORTATION

0 10 20 30 40 50 60 70 80 90 100

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

Client S.M. WALLIS	**Scale** 1:50	**Drawing Title** PLANS SECTION & ELEVATIONS	
Job Title PROPOSED GARAGE AT 1 DUKES WOOD CROWTHORNE	**Drawn by** SMW	**Drg No.** SMW/P/03	**Rev**
	Date 8.4.01		

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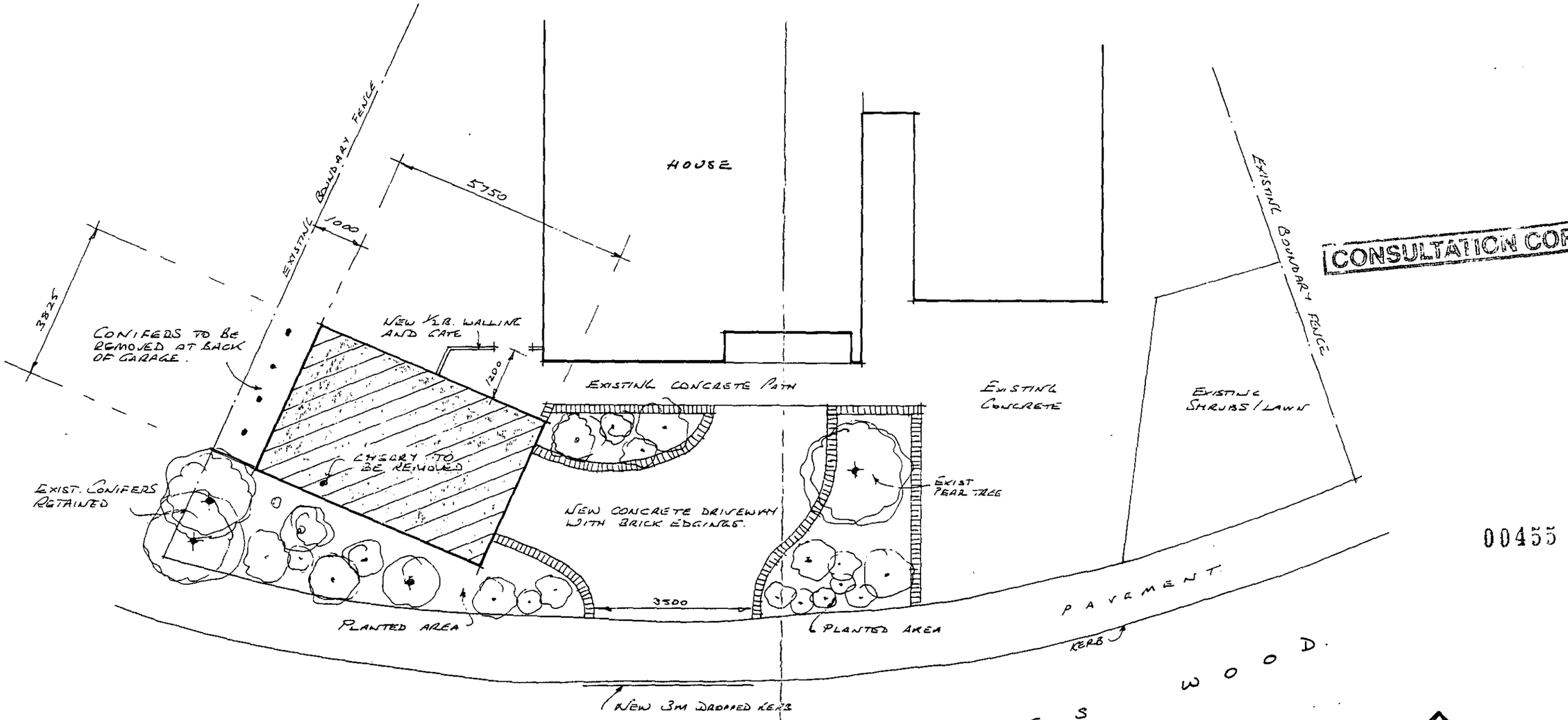
420×297mm A3



CONSULTATION COPY

00455

SHACKNELL FOREST BOROUGH COUNCIL
03 MAY 2001
PLANNING AND TRANSPORTATION DEPARTMENT

0 10 20 30 40 50 60 70 80 90 100 / 0 1 2 3	NOTES: All dimensions must be checked on site and not scaled from this drawing.	Client S. M. WALLIS	Scale 1:100	Drawing Title LANDSCAPE PLAN
		Job Title PROPOSED GARAGE AT 1 DUKES WOOD. CROWTHORNE	Drawn by SN.	Drg No. SWN/P/01
			Date 8.4.01	Rev

A PRODUCT OF THE UNO RANGE – ARCHITECT CAT. No. 7313

420×297mm A3

AMENDED PLAN
NO...01/00455/ENG.NH

BRACKNELL FOREST BOROUGH COUNCIL
11 JUN 2001
PLANNING AND TRANSPORTATION DEPARTMENT

HOUSE

EXISTING BOUNDARY FENCE

5750

1000

3825

CONIFERS TO BE REMOVED AT BACK OF GARAGE.

NEW 1/2B. WALLING AND GATE

1200

EXISTING CONCRETE PATH

EXISTING CONCRETE

EXISTING SHRUBS/LAWN

EXISTING BOUNDARY FENCE

CHERRY TO BE REMOVED

EXIST. CONIFERS RETAINED

2500

6500

EXIST PEAR TREE

NEW CONCRETE DRIVEWAY WITH BRICK EDGINGS.

PLANTED AREA

3500

PLANTED AREA

2000

1900

PAVEMENT

KERB

3000

3M RAD

3000

3M RAD

PROPOSED 5m DROPPED KERB

LINES OF POSSIBLE TURNING CIRCLES.

DUKES WOOD.

N
W E
S

REV. A. 7/6/01.
Driveway amended, turning circles shown.
Pavement line amended.

NOTES:

All dimensions must be checked on site and not scaled from this drawing.

Client: S. M. WALLIS	Scale: 1:100	Drawing Title: LANDSCAPE PLAN	
Job Title: PROPOSED GARAGE AT 1 DUKES WOOD. CROWTHORNE	Drawn by: SW.	Drg No.: SWN/P/102	Rev: A
	Date: 8.4.01		

A PRODUCT OF THE UNO RANGE – ARCHITECT CAT. No. 7313

420×297mm A3