SV to 29 Ravenswood Mon 11/12 9.30-10am
12 Ardwell close Mon 11/12 9.30-10am
(check re/ drainage + trees to be removed).

APPLICATION NO:
F/2000/2774

LOCATION:
3, Ardwell House Ardwell Close, Crowthorne.

APPLICANT:
Mr & Mrs Sleet C/O E G Design Of Ascot

PROPOSAL:
Proposed 3 storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **10/12/2000**
28 Day exp 14/12/00
APPLICATION WILL HAVE EXPIRED ON:
01/01/2001

CASE OFFICER: **Natalie Brown**

WITHDRAWN

RAILEX
Marbleboard

EASIFILE EP7

E. G. Designs of Ascot.

The Clockhouse, 46, Fernbank Road, Ascot, Berkshire. SL5 8HE.
Telephone : Ascot - 01344 882883. E mail - egdesign@talk21.com

Planning Dept.,
Wokingham District Council,
P.O.Box. 157,
Shute End,
Wokingham,
Berks. RG40 1WR.

28th February 2001.

Ref: F/2000/2774.

F.A.O. Mike Thorp.

Re : Extension at 3, Ardwell House, Ardwell Close, Crowthorne, Berks.

Dear Sir,

Please find enclosed a copy of the amended plan for the above, could I please have your comments regarding the amendments and the garage. Upon receipt I can amend the plans properly, and either send you the required number of copies on this application, or withdraw the application and make a new one, to include the detached garage.

The protected trees are right beside the existing timber garage, so the only two options are leave the existing garage where it is, or to site a new one at least 5M from the said trees. This will leave the rear wall of the garage, roughly in line with the rear wall of the extension, a single garage is not acceptable to my client, nor would it suit a house of this type and size.

Yours Faithfully.

Geoff. W. Sparrow.
Senior Surveyor.

PLANNING SERVICES	HPT 40751
POL	TLS
DC NB	ENF
APP	
CS	
06 MAR 2001	
COPIES TO:	ACK:
	FILE:

Kelly Rea

9/3 - 3.38pm. Phoned agent:- If app is to include garage either: withdraw current app & resubmit with both - no fee
or: keep as is without garage & new app for garage only - fee.

27/3 - Phoned to find out if app is being W/D or carrying on with extn per 4 new app for garage. Left a message with his wife - he is on holiday until next Mon (2nd April).

4/4 - phoned again - he said looks like ready to be sent W/D this app

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/2774

Applicant : Mr & Mrs Sleet C/O E G Design Of Ascot.

Location : 3, Ardwell House, Ardwell Close, , Crowthorne.
Proposal : Proposed 3 storey side extension to dwelling.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 06/11/2000

Earliest Date for Decision : 10/12/2000

Latest Consultation Date/Site Notice Expiry Date : 10/12/2000

WITHDRAWN

This application will have expired on: 01/01/2001. 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 :

~~Crowthorne~~ Eastead PC : 28/11 - no objection,

Highways : 23/11 - conditions
Trees : 18/12 - proposal acceptable in relation to trees.
Neighbours/GN : 29/11 - 11 Ardwell Close
30/11 - 10 Ardwell Close
30/11 - 29 Ravenswood Av.
8/12 - 31 Ravenswood Av.
4/12 - 12 Ardwell Close

Planning Issues :

Application Number: F/2000/2774

Appraisal :

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

Application Number F/2000/2774
Conditions/Reasons for Refusal

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

*29 Ravenswood (25)

Rep incorrect / concerned over loss of trees.

- some trees along boundary –
  can see across to full length of Ardwell House & shed of N° 3
  visible in rear garden
- ~~no~~ driveway access.
- mud on road.
- hours of work (NOT sunday).

*12 Ardwell (bungalow).

- Extn proposed to extend beyond conservatory (more or less level with rear bline of N°s 1+2
- concerns over 3 storey height. windows in side elev / full ridge height roof
- concerns over water/flooding → runs down from hedging down garden towards (French drain) will council compensate for flooding house.
- N° 12 lower than N° 3
  ground slopes down from boundary hedging between N°s 12+3.
- open garden front-side-rear & driveway @ front.

RECORD OF SITE VISIT

SITE ADDRESS: 3, Ardwell House
Ardwell Close Crowthorne.

APPLICATION NUMBER: F/2000/2774

OFFICER: Natalie Brown

DATE OF SITE VISIT: 11/12

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on post by driveway entrance.

2. DESCRIPTION OF SURROUNDINGS
Residential.

Bldg - white rend, blue paintwork to frames - brown tiled hipped roof.

3. DESCRIPTION OF SITE/BUILDING
2s at front.
As side garden slopes down to 3s @ rear.
At front b'lines of Nos 1-3 are flush. At rear Nos 1-2 are beyond No 3
existing wooden garden (on level of flat bit of garden to be demolished)
(suspended floor level inside ∴ floor above existing base off level.

4. RELATIONSHIP TO ADJOINING PROPERTIES
end of Nos 1-3. (Nos 1-3 detached see plan).
roof of 12 Ardwell (bungalow) is visible above hedging when standing on No 3's driveway. (Nos 10+11 visible also).

No 2 has basement → (3 floors).

from front part 2 + 3 have higher ridge height & eaves height. (3 floors)
↳ dormer window in roof space.

5. SITE CONSTRAINTS

TREES TPO's on site

ACCESS/PARKING gravel driveway for 2 cars (joint driveway access for Nos 1-3)

LEVELS as above.

BOUNDARY TREATMENT hedging with ~~[illegible]~~ 10-12 Ardwell.
fencing with Ravenswood.

OTHERS

No 2 — partly higher roof line (4-5' app)
rear 2s ~~level~~ b'line is beyond that of No 3.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2774
CASE OFFICER: Natalie Brown

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

E. G. Designs of Ascot.

The Clockhouse, 46, Fernbank Road, Ascot, Berkshire. SL5 8HE.
Telephone : Ascot - 01344 882883. E mail - egdesign@talk21.com

Planning Dept.,
Wokingham District Council,
P.O.Box. 157,
Shute End,
Wokingham,
Berks. RG40 1WR.

2nd April 2001.

Ref: F/2000/2774.

F.A.O. Natalie Brown.

Re : Extension at 3, Ardwell House, Ardwell Close, Crowthorne, Berks.

Dear Ms.,

Please find enclosed the new Planning application for the above, which is submitted with 6 copies of the amended plans. The amendments have already been forwarded to you, discussed with you, and accepted by you.

As the plans includes a detached garage, I hereby (at your request), withdraw the original application, and replace it with this new one. F/2000/2774

On my clients behalf, I would appreciate a swift approval of this scheme, as he is anxious to commence the works as soon as possible.

Yours Faithfully,

Geoff. W. Sparrow.
Senior Surveyor.

To:
Neil Etherington
Senior Arboricultural Officer

From: Natalie Brown

Date: 16 November 2000 17 NOV 2000

Application Number: F/2000/2774

Proposal: Proposed 3 storey side extension to dwelling..

Site Address:
3, Ardwell House, Ardwell Close, , Crowthorne.

Applicant:
Mr & Mrs Sleet C/O E G Design Of Ascot.

Your observations are required in respect of this application within **7 days** of the above date.

Check ~~Cupress~~ Thuya at Front
No imp on TPO pier

1 Ardwell House, Ardwell Close, Crowthorne, Berkshire RG45 6BA
'Phone/Fax 01344 762992

Natalie Brown, Case Officer
Wokingham District Council (Planning Services)
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

14 December, 2000

Dear Ms Brown,

Application F/2000/2774

Thank you for the time and information when I called in yesterday. My interest in this application is as the owner of another part of the building.

There have been no discussions with the owners of 3 Ardwell House about the development, but my general view is "good luck" to people wanting to develop their homes - my notes/concerns are certainly not a complaint about their motivations.

The comments are related to the history and ownership of this land.

As you know Ardwell House is a substantial Edwardian property built approximately 100 years ago. It was the original "main house" for the vicinity, with substantial land and at least one associated property within the grounds. Subsequent development in the immediate area was the result of sale of the land originally belonging to Ardwell House. The building has design interest, being built in an orientally derived style untypical of the period.

In summary, the property has some local historical and architectural interest

At some stage - I can only guess well before ww2 - it was divided into 3 separate dwellings/freeholds. In post war history there has been some development of the house, particularly "our" part, with negative design impact, especially to the rear elevation. Fortunately the front substantially retains the original architectural balance.

The site map associated with the application is not entirely consistent with my recollection of the deeds for this freehold, especially the designation of "private", "communal" and unspecified ownership of the space to the front of Ardwell House. I have asked our lawyers to get to me relevant documents. For the purposes of the application, the material point is that the development site is accessed via a right of way across 1 Ardwell House.

This background gives rise to the following concerns.

1. The proposed development is extremely large - viewing the plans indicates very approximately a doubling of the floor area. I was previously advised in the context of a personal potential planning application, albeit to your neighbouring authority, that consent for extensions was governed by an absolute cumulative maximum of +40% based on - I believe - 1990 area.
2. The development would significantly and permanently change the overall architecture of the building. It would no longer be the "original", and at a time of so much poorly designed in-filling that is a sad loss - there is little "heritage" left in this area.
3. A larger building can be predicted at some stage to house more people and result in greater use of the right of way. I realise that whether private interests are material in a planning consent is a moot point.

I should be happy to discuss these points if of use to you. Overall you will see that the proposed development is primarily seen as rather regrettable in terms of the building and the immediate environment.

Yours sincerely



Ed Millie

Received by Wokingham District Council

Application No: F/2000/2774

Proposal:
Proposed 3 storey side extension to dwelling.

Location:
3, Ardwell House, Ardwell 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. 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/12/2000. 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

16 November 2000

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

Tel: (0118) 974 6492

Date: **16 November 2000**

My ref: F/2000/2774

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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/2000/2774
3, Ardwell House, Ardwell Close, , Crowthorne.
Proposed 3 storey side extension to dwelling.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2774**
3, Ardwell House, Ardwell Close, , Crowthorne.
Proposed 3 storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

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

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

Tel: (0118) 974 6492

Date: **16 November 2000**

My ref: F/2000/2774

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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/2000/2774
3, Ardwell House, Ardwell Close, , Crowthorne.
Proposed 3 storey side extension to dwelling.

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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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2774**
3, Ardwell House, Ardwell Close, , Crowthorne.
Proposed 3 storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 06 NOV 2000	
Officer: MAB	Application No. F/2000/2774

Map No. 108. Site ..9.19.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F.) PROPOSED 3 STOREY SIDE EXTENSION TO DWELLING

Location: 3 ARDWELL HOUSE, ARDWELL CLOSE FINCHAMPSTEAD.

Parish: ~~WOK COUNT~~ Ward: FINCHAMPSTEAD SOUTH
16.11.00

Applicant: MR | MRS SLEET

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required (7)

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	~~PARKING~~ Scale ? (trees)		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Both side porch		
6	Floor plans	- Side elevation stairs window missing.	Request with SW	
7	Metric scale disclaimer		16.11.00	
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 : 16.11.00 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 : .....
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:

2 Pre-apps relating to Ardwell Hse, but not this project nº 611 + 639 - Wokingham w/out file.

NEIGHBOURS:

SIN + 1 + 2 Ardwell House - Ardwell Close
27, 29, 31 + 33 RAVENSWOOD AVE
1, 2, 9, 10, 11 + 12 Ardwell Close ✓

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 16th February 2001

Location: 3 Ardwell House, Ardwell Close, Crowthorne.
Proposal: 3 storey side extension.
Application Number: F/2000/2774

In response to your consultation dated 16th November 2001 for the above application, the arboricultural comments are as follows:

The proposals are acceptable in relation to trees, which are included in Tree Preservation Order No. 530/1990.

Neil Etherington
Senior Arboriculturist

Tel. (0118) 974 6444 (Direct Line)
Fax. (0118) 974 6484
Email. Mike.Thorp@wokingham.gov.uk
Date 9 February, 2001
My ref. Development Control/MLT/Natalie Brown/F/2000/2774
Your ref.

Mr C J Sleet
3, Ardwell House
Ardwell Close
CROWTHORNE
Berks, RG45 6BA.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Sleet

APPLICATION NO. F/2000/2774 – PROPOSED EXTENSION TO 3 ARDWELL HOUSE

I refer to your letter dated 7 February 2001 and accompanying illustrative perspectives of a possible revision to the above application.

Unfortunately, the illustrative scheme is not considered to be a significant improvement on the above scheme. Instead, it rather illustrates the impracticality of providing a 3-storey extension that would not be overbearing when seen from neighbouring properties.

If you would be satisfied with a 2-storey scheme, please supply revised drawings omitting the top floor and reducing the roof height by one storey. If your requirement is for 3-storeys, you may wish for the application to be determined as it stands. Assuming the application is then refused, you would subsequently have a right of appeal to the Planning Inspectorate. If I do not here from you within 10 days, I shall assume that you wish for the application to be determined as originally submitted.

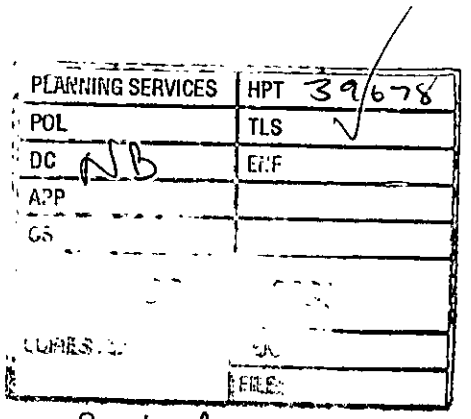
I apologise for any confusion that may have arisen over what is likely to be acceptable. I had requested from your agent, Mr Sparrow, a contour plan of the surrounding land, so that the practicality of his suggested banking at the side of the extension could be assessed. He not unreasonably did not wish to incur the cost on your behalf, without some indication that such an option may be acceptable. It is only now evident from your perspectives that the land drop to the side of your existing property makes such an option unacceptable.

I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries relating to this matter, please do not hesitate to contact me, on the above telephone number.

Yours sincerely

M L THORP
Principal Development Control Officer

cc: Mr Sparrow (Agent)



3 Ardwell House
Ardwell Close
Crowthorne
Berks
RG45 6BA

7 February 2001

Reply Req

Natalie Brown
Case Officer
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Your ref: F/2000/2774

Dear Ms Brown

Re: Proposed Extension

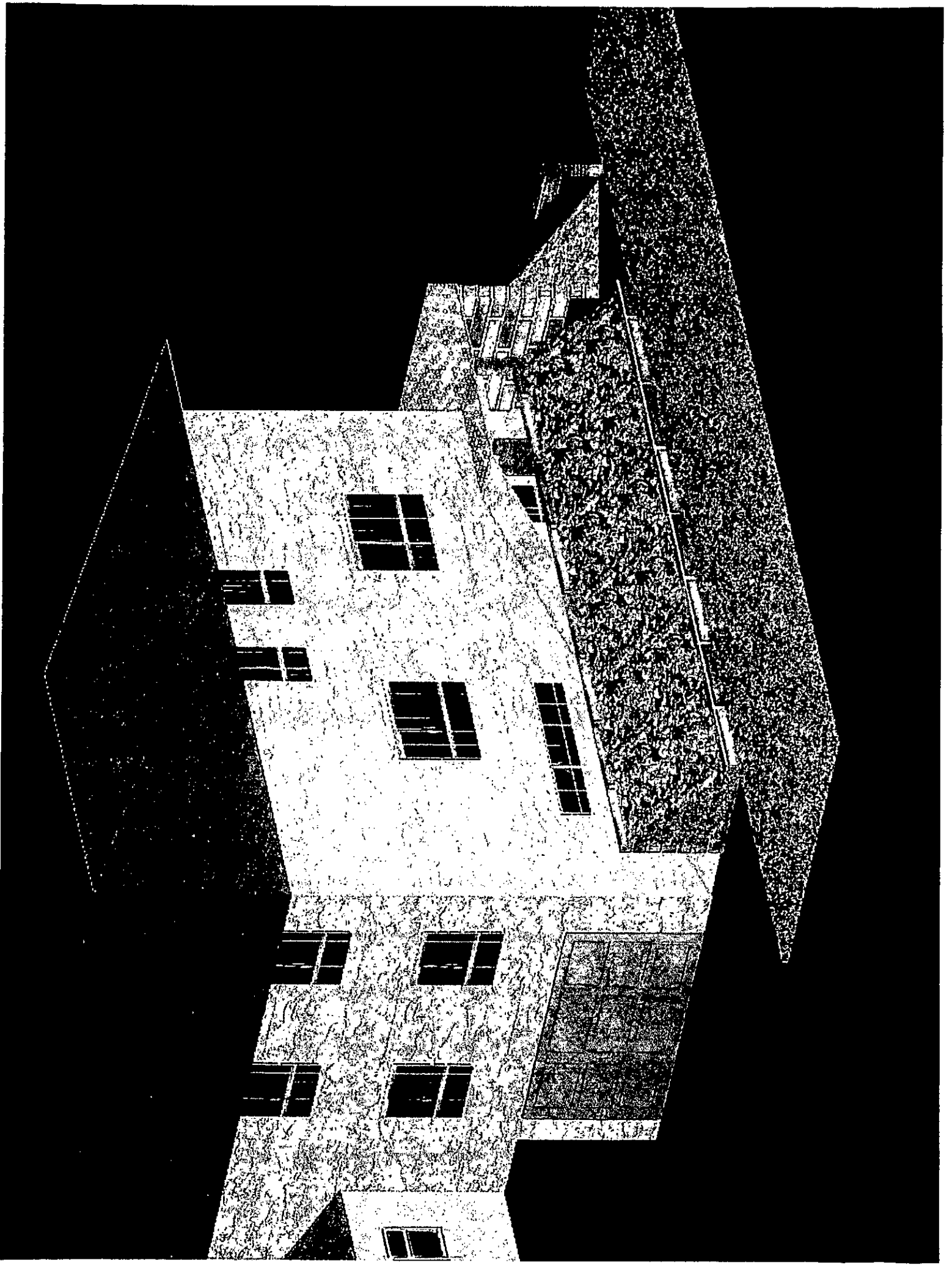
Further to my recent telephone calls to your office, please find enclosed two artist's impressions of the proposed re-location of the soil, using a retaining wall and decking for a walkway to the side of the house.

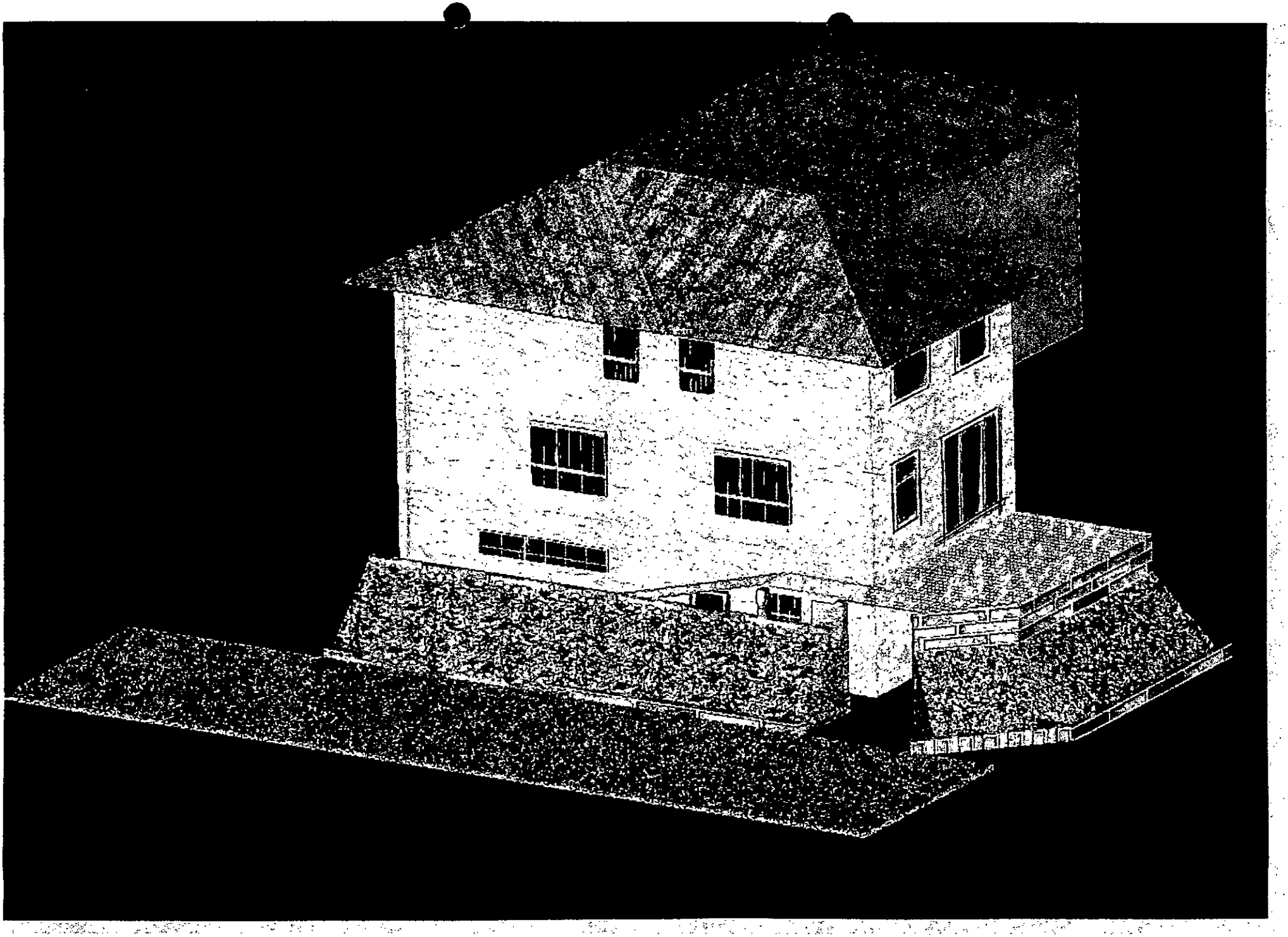
If this system is within keeping with local regulations so that we can achieve the three storeys, can you please let me know as soon as possible so that I can ask my agent to amend the plans for resubmission to you.

Yours sincerely

C J Sleet

Home Tel No. 01344 775705
Work Tel No. 01256 482772





31 Ravenswood Ave
Crowthorne
Berks
RG45 6AX
6th December 2000.

Ref. No: NB
F/2000/2774

Dear Mr. Mitchell,

We are writing in response to the plans for a property at the rear of our land; 3, Ardwell House Ardwell Close.

We have no comment to make on the building of the 3 storey side extension but feel very strongly that any trees which border the boundaries of the 3 houses (no 29 + no 31 Ravenswood Ave and that of no 3 Ardwell House.) must be protected at all cost.

These trees are beautiful in their own right and are part of our heritage (Crowthorne's!). They also provide a screen which would protect our view of the proposed extension

We would like to see either Tree Preservation Orders on those trees or a stipulation in the planning permission to specify that all the trees are protected.

We look forward to hearing the outcome of the application.

Yours sincerely,

Sara & Andy Mason

MR. & MRS. A + B MASON.

12, Ardwell Close
Crowthorne
Berks. RG45 6BA
Home Phone 01344 773408
Email tonekath@btinternet.com

PLANNING SERVICES	
POL	TLS
DC	ENF
APP	
CS	NB
07 DEC 2000	
COPIES TO:	

04 December 2000

Mr. John Mitchell
Development Control Manager
Wokingham District Council
Shute End, Wokingham
Berks. RG40 1WR

Dear Mr. Mitchell,

Application No.: F/2000/2774
3, Ardwell House, Ardwell Close

We refer to your letter dated the 16th November, which due to current postal delays did not arrive until today, and we wish to clearly state that we are opposed the proposal for the following reasons.

1. From a cursory inspection of the proposed plans at your office it appears that this is more than just an extension but the near doubling of the area of No. 3 Ardwell House. The result is that No. 3 Ardwell House will be considerably closer to our building and the area of brickwork directly facing the front of our property is doubled . The direct view from within our lounge would be of a three storey building out of keeping with any other property in the area.

2. Our second point concerns any structural alterations to N. 3 Ardwell House.

The land around Ardwell House is known to contain water sources and the water flows onto our land which is at a lower level than Ardwell House. Even in a dry summer water flows into the french drain which we had constructed on our boundary with No. 3 Ardwell House in an attempt to curtail the water, it then being drained through a 4 inch pipe.

During 1992 we called on the local Department of the Environment in an attempt to establish the cause of the water problem but the cause was never resolved.

A three storey building will require deeper foundations and this could result in even greater disturbance of sub soil etc. In view of the history of the site we require your and the owner's assurance that full investigations have been made of the sub water behaviour and we will seek indemnity for any damage done or inconvenience caused by any actual or potential water changes.

Yours sincerely,

Mr. & Mrs. A W Coutts

Date: 04 December 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2774

Location: 3, Ardwell House, Ardwell Close, Crowthorne.

Proposal: Proposed 3 storey side extension to dwelling.

Applicant: Mr & Mrs Sleet C/O E G Design Of Ascot.

Case Officer: Natalie Brown

The new plans show the following: Side elevation corrected to show stairs window in ground floor. Drawing no GNS/1777/00/3.

Comments are required by 14/12/2000.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 1/2000/2774 (Planaps) / (Ludhouse) Date Rec. 27/11/2000

Location: 3 Ardwell close

Parish finchampstead.

Applicant:

Description of attached plans side elevation corrected to show stairs window in ground floor

Drawing No's: GWS/1777/00/3

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☐
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

As on application

NEIGHBOURS:

Date for Responses 10/12/2000 14/12/2000. (end of consultation) (too short - 10 Days)

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

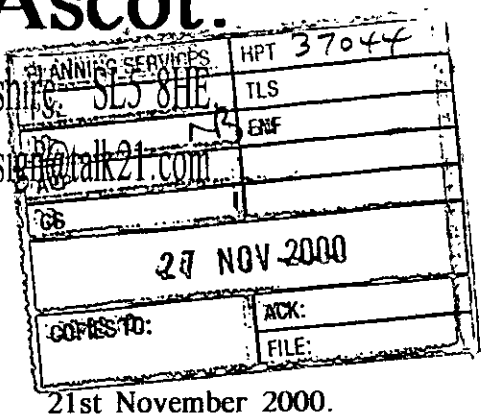
CASE OFFICER NAB

Consultations Sent by Admin. on 04.12.PS.

Yellow - Part One Copy
Green - Officer's Copy

E. G. Designs of Ascot.

The Clockhouse, 46, Fernbank Road, Ascot, Berkshire. SL5 8HE.
Telephone : Ascot - 01344 882883. E mail - egdesigns@talk21.com



21st November 2000.

Planning Dept.,
Wokingham District Council,
P.O.Box. 157,
Shute End,
Wokingham,
Berks. RG40 1WR.

2774

Ref: F/2000/2774.

REVISED PLAN

F.A.O. Natalie Brown.

Re : Extension at 3, Ardwell House, Ardwell Close, Crowthorne, Berks.

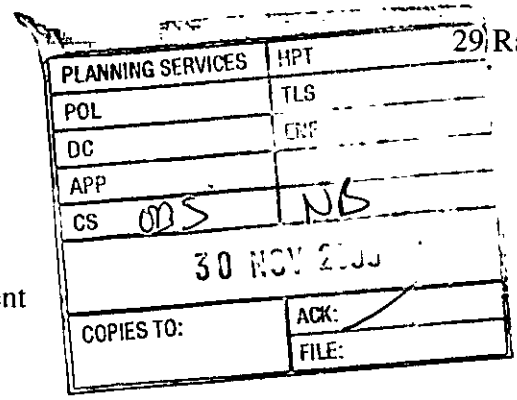
Dear Ms. Brown,

Further to your letter dated 16th November, I write to enclose the six copies of the elevation showing the stairs window, as you requested.

Yours Faithfully.

Geoff. W. Sparrow.
Senior Surveyor.

E Knighting
29 Ravenswood Avenue
Crowthorne
Berkshire
RG45 6AX



Ms. Natalie Brown
Environmental Services Department
Planning Services
Shute End, Wokingham
Berkshire
RG40 1WR

28 November 2000

Dear Ms. Brown

Your Ref: F/2000/2774

Thank you for the set of plans for application no. F/2000/2774 referring to the proposed 3 storey side extension to 3 Ardwell House, Ardwell Close, Crowthorne.

I am surprised to find that the location map is totally out-of-date showing the original development in Ravenswood Avenue as it was some 40 years ago.

The site map is completely erroneous. Pendower is no. 27 Ravenswood Avenue and Chalford is No. 31. We at No. 29, who will be the most affected by the proposed building, are not shown at all. Surely the application must be made showing the site as it is today.

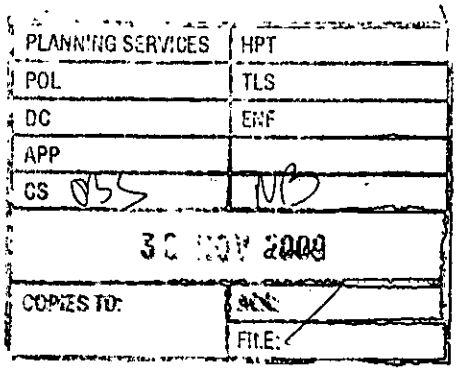
We are concerned that the plans do not show the trees on the site. There are many splendid specimens and the application should show any that it is proposed to fell. Some years ago an application to demolish Ardwell House and develop the site was rejected and in rejecting an appeal the inspector noted the implied loss of prime trees.

We ask that Planning Committee to ban building work on Sundays. This year major extensions to no. 27 and no. 31 Ravenswood Avenue have meant seven months of continuous building noise and the work at no. 27 is not yet complete. We are elderly and cannot escape the noise as we are mostly at home. We would welcome one day a week free of building noise.

Yours sincerely

E. Knighting

E Knighting



10, Ardwell Close
CROWTHORNE
Berks
RG45 6BA
Tel : 01344 771073

29. 11. 00

Mr J Mitchell
Development Control Manager
Wokingham District Council,
P O Box 157,
Shute End, WOKINGHAM,
Berkshire, RG40 1WR

Planning Application Number F/2000/2774 – Extension 3 Ardwell House

Dear Mr Mitchell,

We refer to your letter of 16 November regarding the proposed extension to Ardwell House and have some real concerns, not so much about the construction of the extension *per se*, but about the possible impact that the deep excavations required for this building may have upon the surrounding area.

We have lived here for 23 years and to our certain knowledge, for that entire period, the lower part of Ardwell Close (i.e. the area on ground lower than Ardwell House) has been subject to surface-water problems. It is well accepted that the area around Ardwell House is influenced by the presence of natural springs on that site. Indeed the wells on the site of Ardwell House, reflected in the name of the property itself, were of course constructed to exploit this natural resource. Perhaps not surprisingly, there is one part of our garden which in the driest of summers never really dries out. Similarly, even in the summer, part of the road and pavements immediately in front of our house is always wet and covered with algae. This is a consequence, in part, of surface run-off but also of subterranean seepage. Inevitably, in winter when the water table is higher, the problem is more extensive and when temperatures drop, the road and pavements can be turned into an ice rink. As with the algal problems in summer, ice in winter makes surface conditions increasingly treacherous, as well as exacerbating the challenge of winter access.

Understandably, we have concerns that any further disruption of water courses and water table, resulting from the deep excavations required for this extension, may adversely affect these intrinsic problems. Therefore, we require your and the owner's assurance that appropriate measures will be taken to ensure that our property and its immediate environs will be unaffected by any changes to underground springs etc.

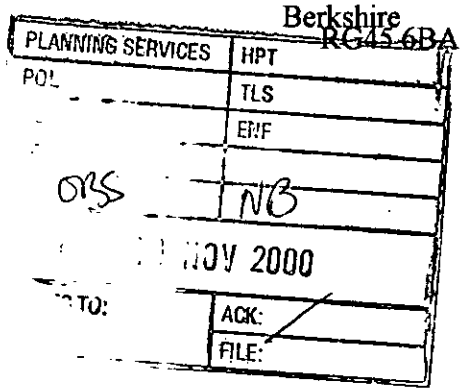
If you are unable to give such guarantees, or if the owner is unable to provide indemnity against problems resulting from a worsening of the existing situation, then we will feel bound to oppose the application. We would appreciate your feedback on how these concerns are to be investigated and subsequently addressed and, in light of your advice, will then be better able to decide how to respond to this planning application.

Yours faithfully,

Dr and Mrs D J Collins

Telephone: 01344-775495

Edelweiss
11 Ardwell Close
Crowthorne
Berkshire
RG45 6BA



27 November 2000

J Mitchell Esq
Planning Development Control Manager
Wokingham District Council
PO Box 157
Shute End
Wokingham, Berkshire
RG40 1WR

Dear Sir

Planning Application Number F/2000/2774 – Extension 3 Ardwell House

I have received notice of the proposed 3 storey extension to 3 Ardwell House, which is already part of one large property converted into three separate dwellings.

Before formally considering whether I should object to the proposal there is one matter on which I would like guidance and assurances. This concerns the likely effect on the water table and natural springs, which surround Ardwell House, especially as the plans envisage deep excavations to provide an underground garage and facilities.

The area below and around Ardwell House has a long history of producing excess surface water, which has flowed unabated over the last twenty years to my knowledge. This has, even in periods of severe drought, run onto the boundary public footpath and roadway and into my garden as well as those of my neighbours in Ardwell Close. When the owner dug out a garden pond some years ago a substantial flow of water was released which created considerable problems for several years, including flooding of gardens in Ardwell Close. In addition when the temperature falls below freezing the roadway between numbers 8 and 11-12 Ardwell Close becomes a sheet of ice and is extremely dangerous.

My property is on much lower ground than Ardwell House and consequently has, in the past, suffered particularly badly from excess surface water. I therefore, require assurances from you and the owner that appropriate measures will be taken to ensure that my property will be unaffected by any changes to the underground springs, streams and surface drainage brought about by the excavations, building work or the new extension itself.

If you are unable to give such guarantees, or if the owner is unable to provide an indemnity against possible flooding of my property, I will oppose the planning application.

Your comments on my concerns will be appreciated, so that I can decide whether or not to object to the planning application.

Yours faithfully

EJG Davies

FROM: Natalie Brown

21 NOV 2000

DATE: 16 November 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/2774

Proposal: Proposed 3 storey side extension to dwelling..

Site Address: 3, Ardwell House, Ardwell Close, , Crowthorne.

Applicant: Mr & Mrs Sleet C/O E G Design Of Ascot.

Your observations are required in respect of this application **by 10/12/2000** .

DELEGATED

The Parish Council have no objection to this application

PLANNING SERVICES	APT
POL	TLS
DC	ENF
APP	
CS	
28 NOV 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: CSCole PP VW

DATE: 23/11/00

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 16 November 2000

Application Number: F/2000/2774

Proposal: Proposed 3 storey side extension to dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
3, Ardwell House, Ardwell Close, , Crowthorne.

Applicant:
Mr & Mrs Sleet C/O E G Design Of Ascot.

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 Coggins 23/11/00.

Environmental Services

For office use only.
Application number: 06.NOV.2006 2774

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 Address and postcode Phone number	MR. and MRS. SLEET. 3, ARDWELL HOUSE, ARDWELL CL. CROWTHORNE, BERKSHIRE. 01344 775705
2 Agent's Name Address and postcode Phone number	E. G. DESIGN of ASCOT, THE CLOCKHOUSE, 46, FERNBANK ROAD, ASCOT, BERKS. SL5 8HE. 01344 882883
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, ARDWELL HOUSE, ARDWELL CL. CROWTHORNE, BERKSHIRE.
4 Give brief details of the proposal for example, two storey side extension. About the application	EXTENSION.

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.	RENDER & TILES TO MATCH EXISTING.
7 Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8 Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR. & MRS. SCEET

Date 31/10/90

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

ARDWELL HOUSE
ADDRESS Ardwell Close 06012 PARISH Finchamstead

PLOT No. ORD. SHEET No. SU. 8264 (108

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
24/55	Mrs C B Camm	Res. dem	8.12.55	N/A C/A
/60	Mr L R Mortis	conversion to form 3 flats	9.2.60	APP APP
/167/60	"	Foul sewers	10.5.60	APP N/A
/75/67	Major A.T. Davies	Det bungalow on land	2.3.67	N/A ref
492/60	Mr J.A East	Garage	13.11.60	APP N/A
13081	MR H. PINNINGTON	S/ST EXT TO KITCHEN (2)	5.6.80	N/A C/A
213229	"	"	16.4.80	APP N/A
30118 —	MR. C. SLEET O/L	DET HOUSE	14.4.88	REL
33559 APPEAL	HARTLEY HOMES	REDEV.	3.8.89	REL
37187	MR & MRS BURNS 2	PORCH/CLOAKRM. 1ST FLOOR EN-SUITE	21.3.91	C/A
RA 10363	" "	" " "	10.6.91	APP
2051	MR. B. HOWARD 1	CONSERVATORY	13.1.94	C/A

DATE OF COMPLETION

MINISTRY DECISION 33559 — APPEAL DISMISSED - 22.5.90

SPECIAL ORDERS TPO 474/89 TPO ~~527~~ 530/90

DRAINAGE

091074

933
2) ARDWELL HOUSE

ADDRESS ARDWELL CLOSE PARISH FINCHAMPST.

PLOT No. ORD. SHEET No. SU. 8264 (108)

BUILDER

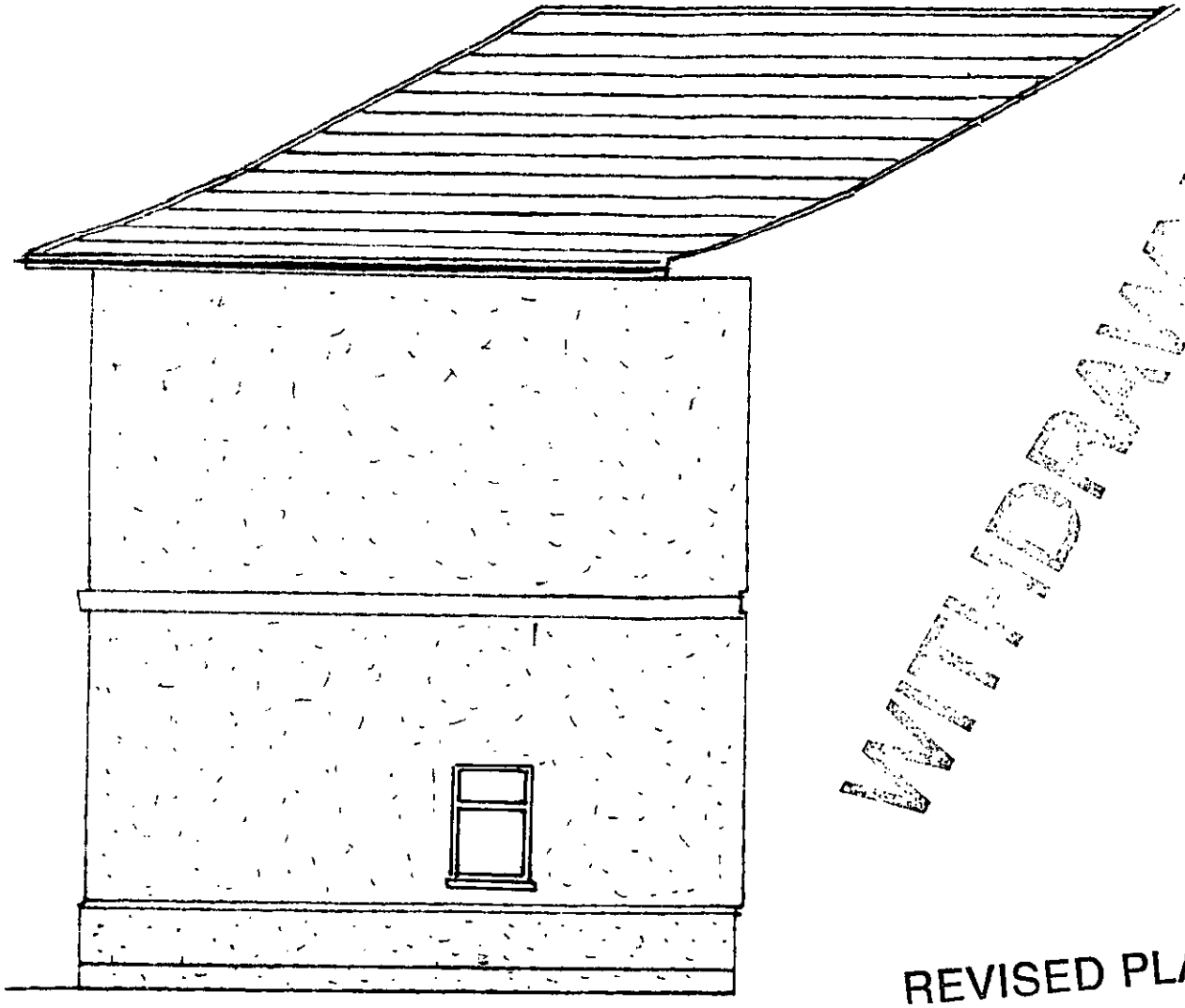
Plan No.	Applicant	Description of Development	Date of Decision	Decision
4805	MR & MRS HOWARD 1	REPL. GARAGE & STORE	20.9.95	C/A
5/60896/F				
95/35'88 A	1	REPL. GARAGE	10.8.95 ~~13.7.95~~	APP ~~REF~~

MINISTRY DECISION

SPECIAL ORDERS

E. G. Designs of Ascot.

The Clockhouse, 46, Fernbank Road, Ascot, Berkshire. SL5 8HE.
Tel & Fax : Ascot - 01344 882883. E mail - egdesign@talk21.com



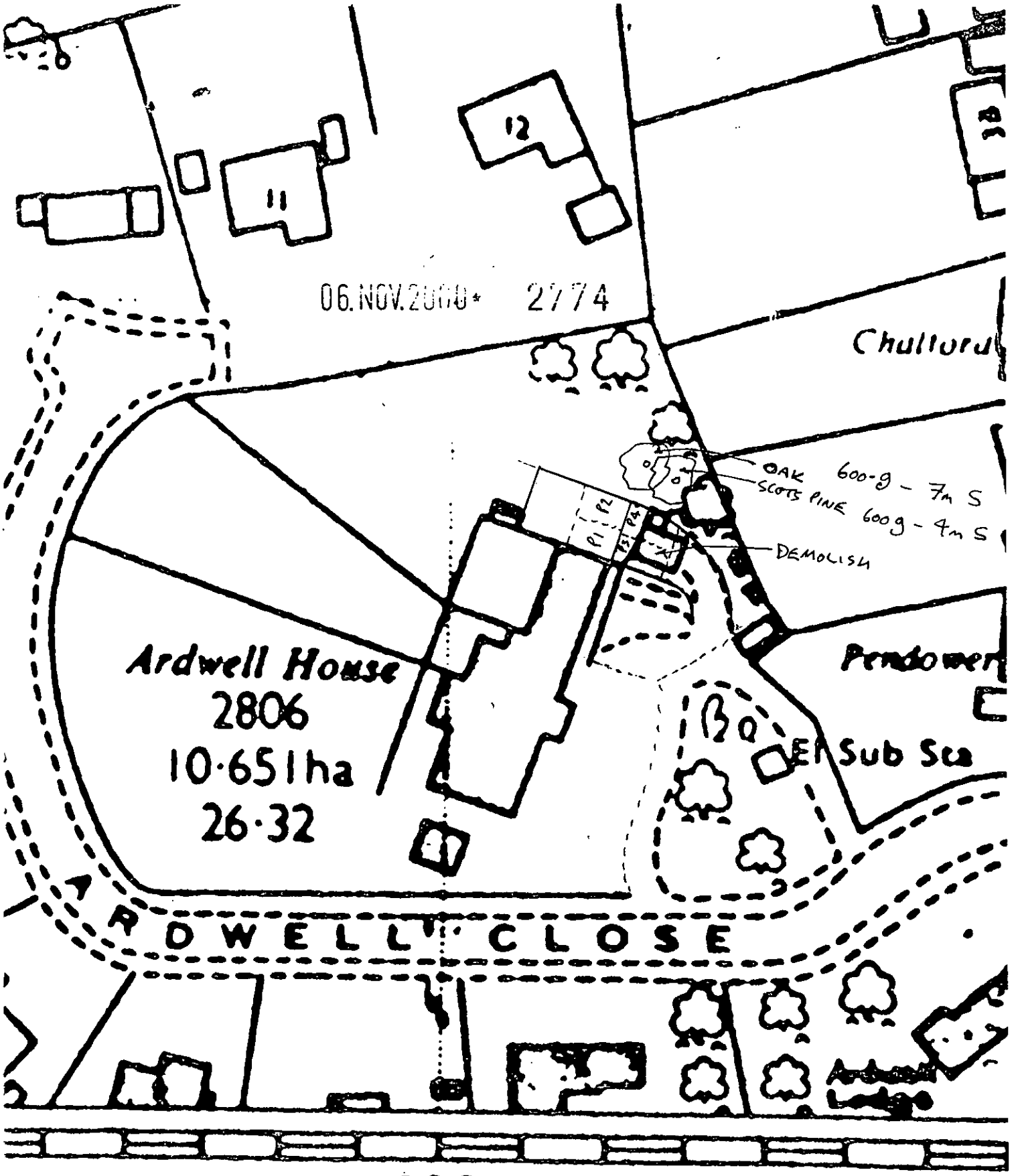
WITHDRAWN

REVISED PLAN
2774

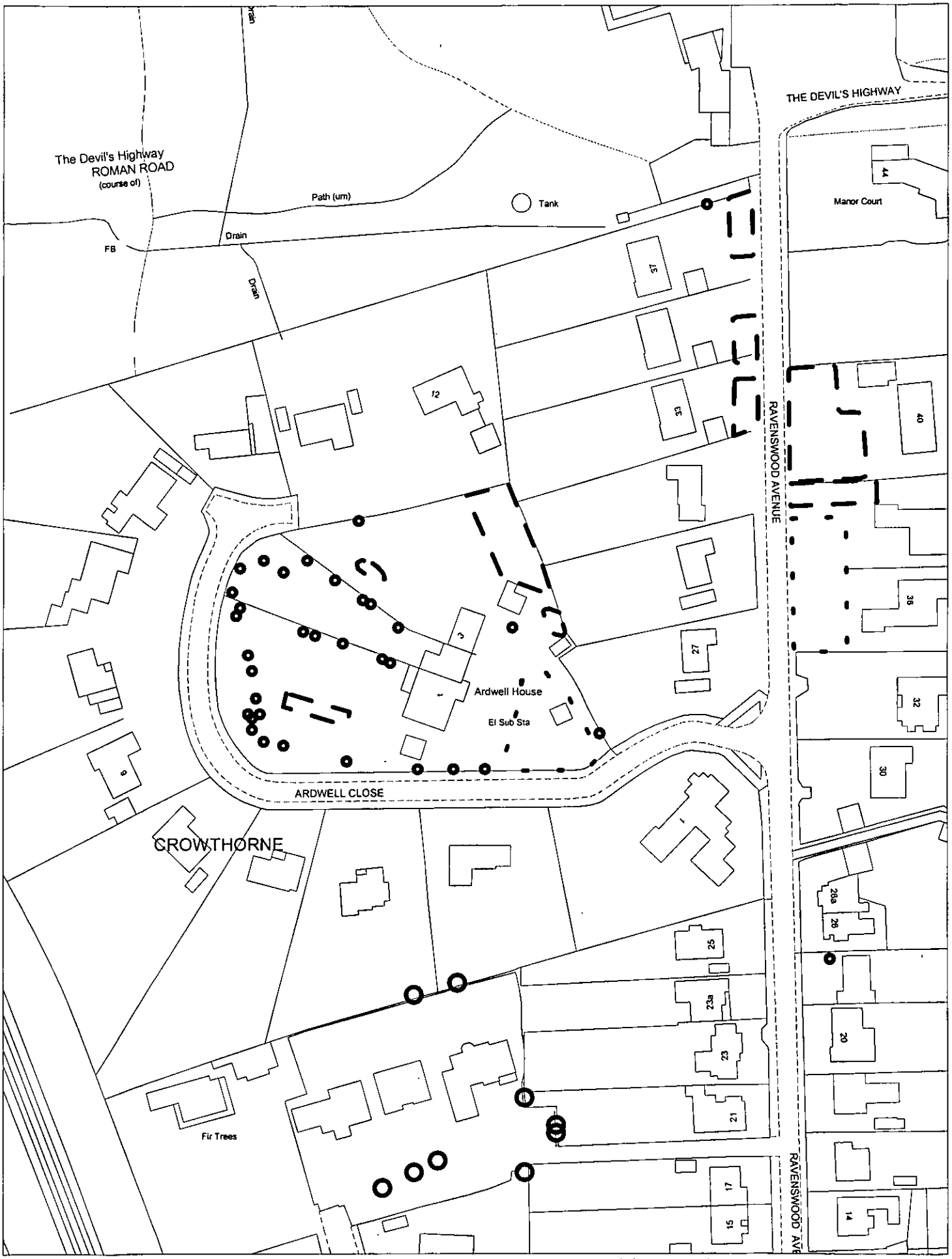
side

3 Ardwell house, Ardwell Close, Crowthorne, Berkshire

SCALE: 1:50 DRAWN. G.W. SPARROW, DWG. NO. GWS/1777/00/3.


11
12
06.NOV.2000 2774
Chulford
OAK 600-g - 7m S
SCOTS PINE 600g - 4m S
DEMOLISH
Ardwell House
2806
10·651ha
26·32
Pendower
El Sub Sta
ARDWELL CLOSE

823



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Landscape Section, Environmental Services, Wokingham District Council.
3 January 2001

Scale: 1 : 1250

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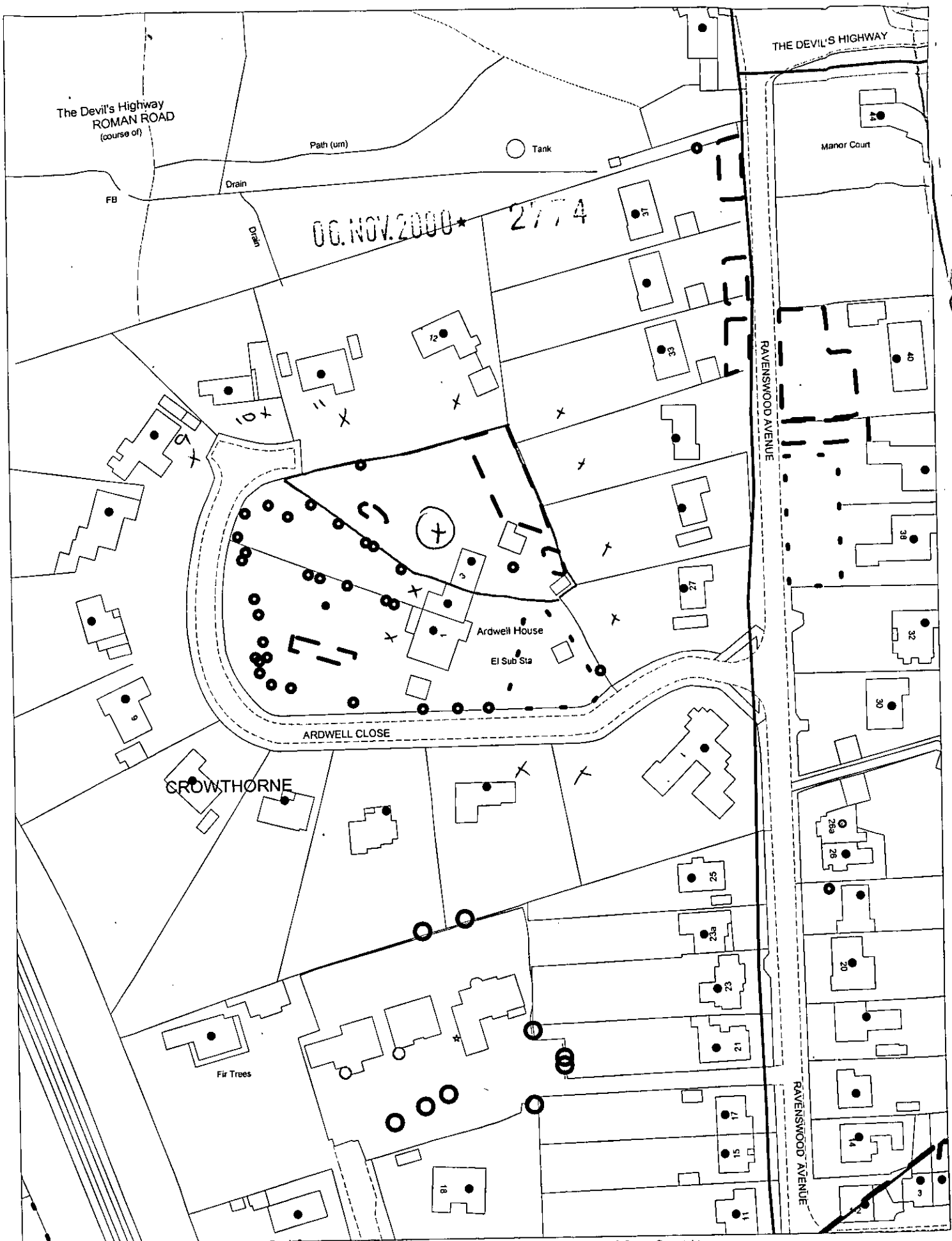

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Development Control Section, Environmental Services, Wokingham District Council.
13 November 2000

Scale: 1 : 1250

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