APPLICATION NO:
F/2000/1409

LOCATION:
2 Geranium Close, Crowthorne.

APPLICANT:
Mr & Mrs Preston C/O Anglian Home Improvements

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

EARLIEST DATE FOR DECISION: **11/06/2000**

APPLICATION EXPIRY DATE: **28/06/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Preston
C/O Anglian Home Improvements
Simon Dickerson Cons Admin Dept
P O Box 65
Norwich
NR6 6EJ

Application Number: F/2000/1409

Parish: **WOKINGHAM WITHOUT**

Location: **2, Geranium Close, Crowthorne.**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 23/06/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

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

Tel: (0118) 974 6451

Date: **18 May 2000**

My ref: F/2000/1409

CONFIDENTIAL

Councillor 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

Dear Councillor

Application Number: F/2000/1409
2, Geranium Close, , Crowthorne.
Proposed single storey rear extension to dwelling to form conservatory.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1409**
2, Geranium Close, , Crowthorne.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lewis

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

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

Tel: (0118) 974 6451

Date: **18 May 2000**

My ref: F/2000/1409

CONFIDENTIAL

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

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
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Development Control Manager

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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Helliar-Symons

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

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

Tel: (0118) 974 6451

Date: **18 May 2000**

My ref: F/2000/1409

CONFIDENTIAL

Councillor 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
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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Elaine Connor** Application Number: **F/2000/1409**
2, Geranium Close, , Crowthorne.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

Received by Wokingham District Council

Application No: F/2000/1409

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

Location:
2, Geranium 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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/06/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

18 May 2000

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1409

Applicant : Mr & Mrs Preston C/O Anglian Home Improvements.

Location : 2, Geranium Close, , Crowthorne.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 03/05/2000

Earliest Date for Decision : 11/06/2000

Latest Consultation Date/Site Notice Expiry Date : 11/06/2000

Application Expiry Date: 28/06/2000

Consultation Responses :

W. WIGHT P.C :

Planning Issues : IDENT. SETTLEMENT.

- IMPACT UPON NEIGHB. PROPS.] SBE1, SBE2 - SCALP.
- " " ST. SCENE] WBE1 - WDLP

Application Number: F/2000/1409
PROP: S.ST. REAR EXT. TO FORM CONS.
Appraisal :

IMPACT UPON NEIGHB. PROPS:
The application being considered proposes a S.St. rear extension to form a conservatory. The prop. conserv. will be approx. 12.9m², & will stand at approx. 3.4m to the ridge. The prop. extension will be located approx 1.2m away from the boundary with no. 1. The site is bounded by a 1.8m close boarded fence
It is considered that given the distance between the prop. development & the neighb. dwelling no. 1, along with the scale of the prop-extension & the location of no. 1 further forward of no. 2, that the dev. will not have an adverse neg. impact upon the ~~[illegible]~~ neighb. property.

IMPACT UPON ST. SCENE:
The proposed rear extension will have limited views from the rear of Geranium Close.
It is not considered however that this will have an adverse negative impact upon the St. Scene.

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

Application Number F/2000/1409
Conditions/Reasons for Refusal

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

John Skinner
23/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 2 Geranium Close Crowthorne.

APPLICATION NUMBER: F/2000/1409

OFFICER: Elaine Connor

DATE OF SITE VISIT: 24.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

modern res. area
houses of similar design

3. DESCRIPTION OF SITE/BUILDING

2st. det. dwelling. w. detached gar
garden to rear
set back further than no 1 1.8m bund. fence w. no 1

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	
Officer: EC	Application No. F/2000/1409

Map No. 100 Site 0.03
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) Proposed Single Storey rear extension to dwelling to form conservatory.

Location: 2 Geranium Close.

Parish: Wok. W.O.U. Ward: Wok. W.O.U.
18.5.2000

Applicant:
Mr & Mrs Preston

Fee Received 0:00 Required ..... Additional ..... Refund .....
P.D. Rights Removed.

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	SCALE?		
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 : 18.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

~~Rural Area~~

.....

.....

NEIGHBOURS:

S/N & 1+3 Geranium Cl

36 Lupin Ride ✓

4 Carnation Cl

.....

.....

.....

.....

.....

.....

.....

03.MAY2000* 1409

Anglian Home improvements

Our Ref: SD/AM 99/01117 Preston

2 May, 2000

Conservatories Admin. Dept.
Anglian Windows Limited
PO Box 65
Norwich
NR6 6EJ
Telephone: 01603 787000
Facsimile: 01603 420535

Wokingham District Council
Planning Department
P.O. Box 157
Shute End
Wokingham
Berkshire RG11 1WR

Dear Sirs,

REF: PROPOSED DEVELOPEMENT AT: 2 GERANIUM CLOSE CROWTHORNE RG45 6UY

We would like to make a formal application under the Town and Country Planning Act, to construct an extension in accordance with the enclosed detailed drawings and completed application forms.

Should you require any further information, please do not hesitate to contact me.

I look forward to your early response to this application, **please quote our full reference in all communications to us.**

Yours faithfully,

pp Mr Simon Dickerson
PLANNING OFFICER

c.c.

Enc.

G:\DATA\WORD\POOL\Copy of Planning Letters\simon2.doc

1933

ADDRESS 2 GERANIUM CLOSE PARISH WOM / WITHYCOMBE

PLOT No. 27 ORD. SHEET No. SU 8365 10

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
37591	ALBERT MCALPINE	O/L.	5-6-91	RE
40480	"	W/OR.		
41113	-	O/L.	3-12-93	CIA
42061	-	DET HOUSE & GARAGE	15-2-94	CU
43438	"	CHANGE OF HOUSE TYPE	26-1-95	C

MINISTRY DECISION PD Enq - Conservatory - Mrs S Dickinson - 19.04.00

SPECIAL ORDERS TPO 347/94 41113 - PP RIGHTS REMOVED

1959/a

HOUSEHOLDER PLANNING APPLICATION

03.MAY2000 409

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG11 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 0734 778763.

For office use only
Application No.

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

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

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

1.	YOUR NAME	MR+MRS PRESTON
	ADDRESS	2 GERANIUM CLOSE,
		CROWTHORNE,
	POST CODE	RG45 6UY Tel. No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	SIMON DICKERSON
	ADDRESS	ANGLIAN HOME IMPROVEMENTS
		CONSADMIN DEPT, PO BOX 65
		NORWICH,
	POST CODE	NR6 6EJ Tel. No. 01603 420775
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	2 GERANIUM CLOSE,
		CROWTHORNE,
		RG45 6UY
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	ERECT PVCu CONSERVATORY
		TO REAR OF PROPERTY

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

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
WALLS: WHITE PVCu FRAMES / DOUBLE GLAZING
ROOF: BRONZE POLYCARBONATE

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

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

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

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

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

PERMITTED DEVELOPMENT RIGHTS WITHDRAWN.

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations

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

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

CERTIFICATE A

I certify that:

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

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

CERTIFICATE B

I certify that:

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

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF MR+MRS PRESTON

DATE 27/4/00.



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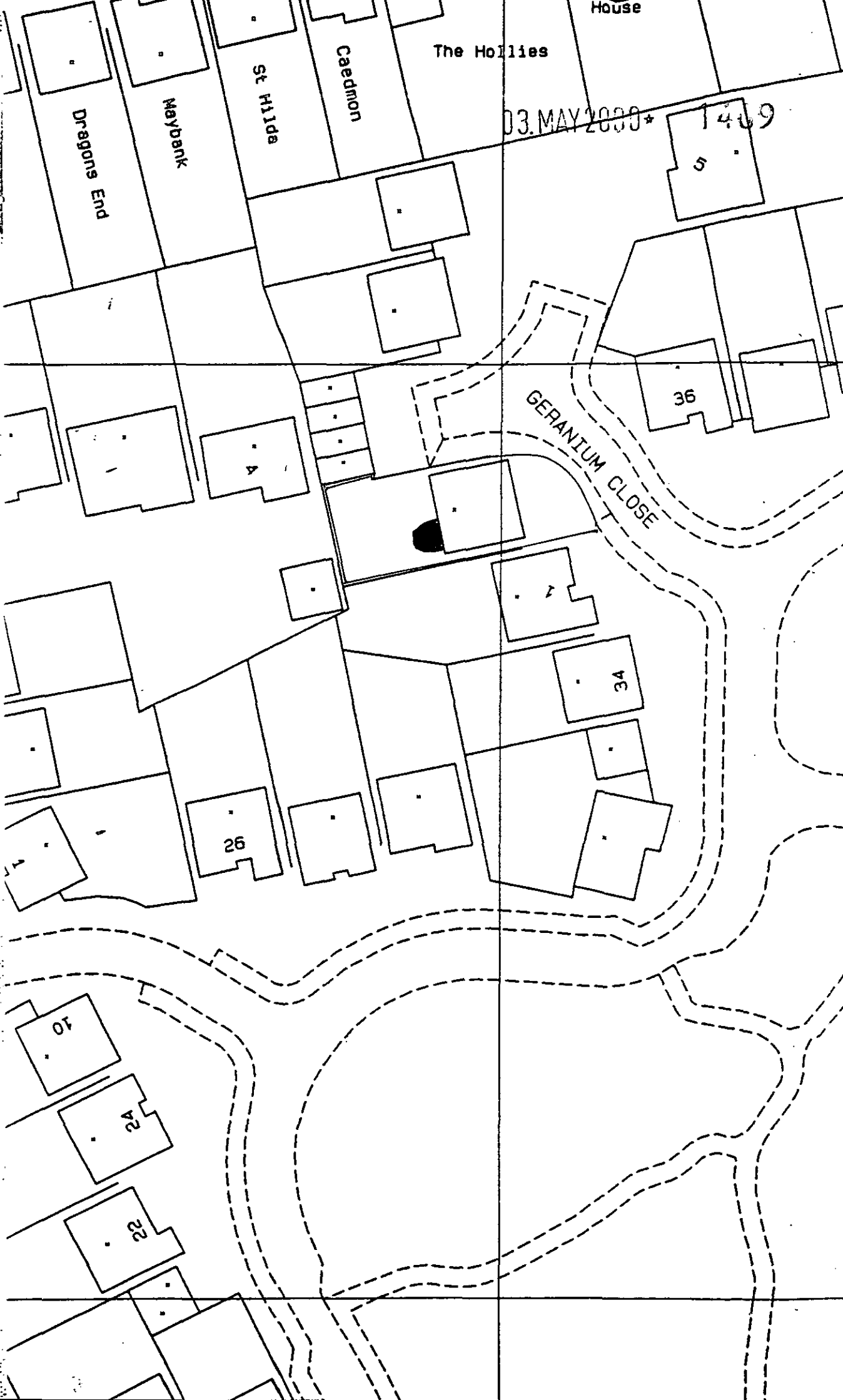
Development Control Section, Environmental Services, Wokingham District Council.

11 May 2000

Scale: 1 : 1250

N W E S


House
The Hollies
Caedmon
St Hilda
Maybank
Dragons End
03.MAY2000* 1469
5
36
GERANIUM CLOSE
4
1
34
26
10
24
22

OS Survey®

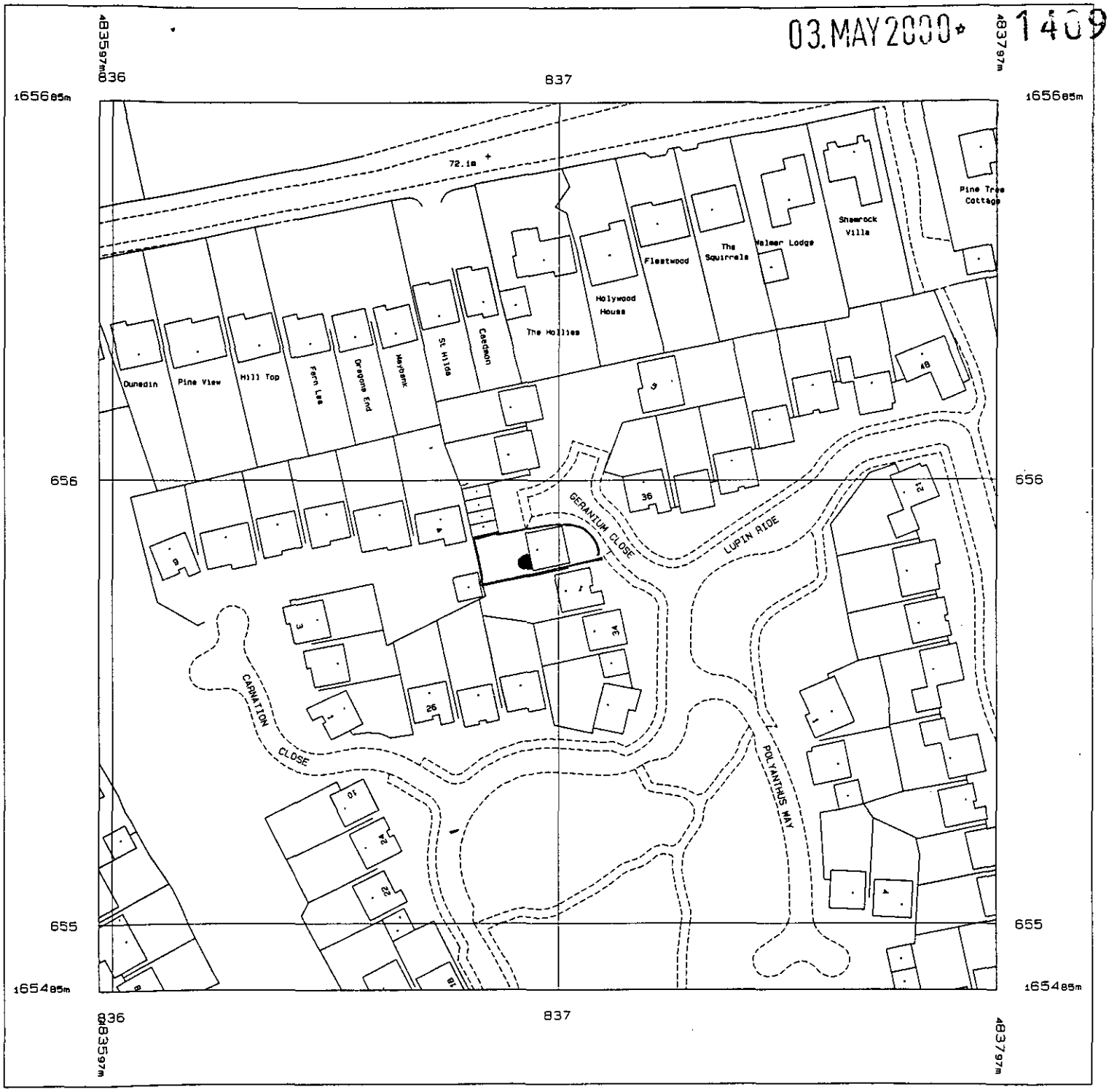
Superplan

Planning Extract - 1

Site-centred

RECEIVED 27 APR 2000

03.MAY2000* 1409



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Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU8365NE

The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain all recorded map information.

Centre Coordinates: 483697 165585

Supplied by: National Map Centre

Serial Number: 33655