APPLICATION NO:
F/2000/1343

LOCATION:
30 Wiltshire Avenue, Crowthorne.

APPLICANT:
Mr Mrs Tolcher C/O Andesign

PROPOSAL:
Proposed single storey side and front extensions to dwelling

EARLIEST DATE FOR DECISION: **05/06/2000**

APPLICATION EXPIRY DATE: **21/06/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Tolcher
C/O Andesign
9 Perkins Way
Wokingham
Berks
RG41 2TN

Application Number: F/2000/1343

Parish: **WOKINGHAM WITHOUT**

Location: **30, Wiltshire Avenue, Crowthorne.**

Proposal: **Proposed single storey side and front extensions to 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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The bathroom window in the side elevation of the single storey side extension of the proposed development shall not at any time be glazed other than with obscure glass.

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

Reason
2. To ensure a satisfactory external appearance.

Reason

3. In the interests of residential amenity.

John Mitchell
Development Control Manager
Date: 14/06/2000

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.

01344762283

RECEIVED
18 MAY 2000
W. W. P. C.

FROM: Elaine Connor

DATE: 12 May 2000

PLANNING SERVICES
FOL
CS
14 JUN 2000
TO:
ACK:
FILE:

WOKINGHAM WITHOUT PARISH CONSULTATION SHEET

Application Number: F/2000/1343

Proposal: Proposed single storey side and front extensions to dwelling

Site Address: 30, Wiltshire Avenue, , Crowthorne.

Applicant: Mr Mrs Tolcher C/O Andesign.

Your observations are required in respect of this application **by 05/06/2000** .

F/2000/
1343

No objections.

SIGNED: _____

DATE: 13/6/00

Clerk To Wokingham Without Parish/Town Council.

Received by Wokingham District Council

Application No: F/2000/1343

Proposal:
Proposed single storey side and front extensions to dwelling

Location:
30, Wiltshire 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. 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* 05/06/2000. *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

12 May 2000

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

Tel: (0118) 974 6451

Date: **12 May 2000**

My ref: F/2000/1343

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1343
30, Wiltshire Avenue, , Crowthorne.
Proposed single storey side and front extensions 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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1343**
30, Wiltshire Avenue, , Crowthorne.
Proposed single storey side and front extensions to dwelling

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

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

Tel: (0118) 974 6451

Date: **12 May 2000**

My ref: F/2000/1343

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
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John Mitchell

John Mitchell
Development Control Manager

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Proposed single storey side and front extensions to dwelling
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lewis

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

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

Tel: (0118) 974 6451

Date: **12 May 2000**

My ref: F/2000/1343

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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John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Elaine Connor** Application Number: **F/2000/1343**
30, Wiltshire Avenue, , Crowthorne.
Proposed single storey side and front extensions to dwelling
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Helliar-Symons

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

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1343 EC
BUILDING CONTROL NUMBER.	BP 2000/0583. Brian
~~APPLICANT~~/AGENT	Andesign
ADDRESS OF SITE	30 Wiltshire Avenue Corkhame YOK WITHOUT.
DESCRIPTION OF PROPOSED WORK	S/S side + front ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2973A	AH/E/2973A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	14/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	21/6/00	

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	

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1343

Applicant : Mr Mrs Tolcher C/O Andesign.

Location : 30, Wiltshire Avenue, , Crowthorne.
Proposal : Proposed single storey side and front extensions to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		24.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 26/04/2000

Earliest Date for Decision : 05/06/2000

Latest Consultation Date/Site Notice Expiry Date : 05/06/2000

Application Expiry Date: 21/06/2000

Consultation Responses :

WOKINGHAM WITHOUT P. COUNCIL : NO OBJECTION

Planning Issues :

* IMPACT UPON NEIGHB. PROPS.
* " " STREET SCENE.

Application Number: F/2000/1343
PROP: S.ST. SIDE & FRONT EXTENSIONS.
Appraisal :

The application being considered is for a single storey side extension to create a study/ utility/W.C area & a S. storey front extension to form a lobby/porch.

IMPACT UPON NEIGHB. PROP.
The proposed side extension which would have a floor area of approx. 21m² & a ridge height of approx 3.4m to the ridge. This extension would be located approximately 6m from the dwelling at no. 32 which sits slightly forward of no. 30. It is not considered that the proposed side extension will have an adverse negative impact upon the living conditions of the vendents of no. 32.

IMPACT UPON STREET SCENE.
It is considered that both extensions would be visible from the property's entrance. However these views would be limited due to the set back of the dwelling & also due to the screening of the site along the front boundary. The proposed extensions are also considered to be in keeping with the character of the dwelling.
The proposed extensions would not have an adverse negative impact upon the St. scene.

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

Application Number F/2000/1343
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	'WORK'
3	SC20	SR10	'Bathroom' .... 'side elevation of the single storey side extension' ....

John Mitchell
14/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 30 Wiltshire Avenue Crowthorne.

APPLICATION NUMBER: F/2000/1343

OFFICER: Elaine Connor

DATE OF SITE VISIT: 24.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS

established residential area
mixture of housing types.

3. DESCRIPTION OF SITE/BUILDING

2 storey detached dwelling
detached chalet style bungalow well screened by mature vegetation
detached garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

1.8m fence along side boundary no 32.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 26 APR	
Officer: EC	Application No. F/2000/1343

Map No. 108 Site ...0:10....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY SIDE AND FRONT EXTENSIONS TO DWELLING

Location: 30 WILTSHIRE AVE

Parish: WOK W/OUT Ward: Wok w/out

12.5.2000.

Applicant: MR/MRS TOLCHER

Fee Received 95-00 (4) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 12.5.2000 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:

No pre-apps.

NEIGHBOURS:

SIN + 28, 32, 35 + 37 Wiltshire Ave
37, 39 + 41 Dukes Wood

Environmental Services

For office use only.
Application number: 26.APR.2000* 1343

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 & MRS K. TOLCHER
	Address and postcode	30 WILTSHIRE AVENUE CROWTHORNE BERKS RG45 6NQ
	Phone number	01344 772566
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE AND FRONT EXTENSIONS

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.	TO MATCH EXISTING PLUS FELT & CHIPPINGS	
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

		Existing:	Proposed:
9	How many bedrooms does the property have?	N/A	
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.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN) on behalf of MR & MRS K. TOLCHER

Date 25/4/2000

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

Rosemary Cottage

ADDRESS 30 Wiltshire Avenue PARISH Wok | Without

PLOT No. ORD. SHEET No. SU 8364 (108)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/198/64	Mr Butterworth	New bedroom	14.5.64	App N/A
PD/257/67	Cd. T Viney	Additions	19.5.67	App N/A
438/46	Mr. K. Tolcher	2/St. Extension	17.2.95	C/A
94/60020/F				
APP/3459/A	"	"	26.7.95	Ref App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Extend Hall - A. Tolcher - 22/11/99

DRAINAGE

26.APR.2000* 1543



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Development Control Section, Environmental Services, Wokingham District Council.

8 May 2000

Scale: 1 : 1250

N
W E
S

26. APR. 2000* 1343