SYSTEMS LTD

APPLICATION NO:
**F/2000/1311**

LOCATION:
**90 Pinewood Avenue, Crowthorne.**

APPLICANT:
**Mr R Hall**

PROPOSAL:
**Proposed alterations to roof with rear dormer extensions to form rooms in loft space.**

EARLIEST DATE FOR DECISION: **02/06/2000**

APPLICATION EXPIRY DATE: **13/06/2000**

CASE OFFICER: **Elaine Connor**

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr R Hall**
**90 Pinewood Avenue**
**Crowthorne**
**Berkshire**
**RG456RG**

**Application Number: F/2000/1311**

**Parish:** **WOKINGHAM WITHOUT**

**Location:** **90, Pinewood Avenue, Crowthorne.**

**Proposal:** **Proposed alterations to roof with rear dormer extensions to form rooms in loft space.**

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 area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

**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. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

John Mitchell
Development Control Manager
Date: 12/06/2000

**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.**

**Received by Wokingham District Council**

# Application No: F/2000/1311

**Proposal:**
Proposed alterations to roof with rear dormer extensions to form rooms in loft space.

**Location:**
90, Pinewood Avenue, , Crowthorne.

**The application is available for inspection at Wokingham District Council's offices during the following times:**

**PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428**
**8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday**

**WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 02/06/2000. 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**

**09 May 2000**

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

Tel: (0118) 974 6451

Date: **09 May 2000**

My ref: F/2000/1311

**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/2000/1311**
**90, Pinewood Avenue, , Crowthorne.**
**Proposed alterations to roof with rear dormer extensions to form rooms in loft space.**

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/2000/1311**
**90, Pinewood Avenue, , Crowthorne.**
**Proposed alterations to roof with rear dormer extensions to form rooms in loft space.**
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: **09 May 2000**

My ref: F/2000/1311

**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


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**90, Pinewood Avenue, , Crowthorne.**
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Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Elaine Connor** Application Number: **F/2000/1311**
**90, Pinewood Avenue, , Crowthorne.**
**Proposed alterations to roof with rear dormer extensions to form rooms in loft space.**
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: **09 May 2000**

My ref: F/2000/1311

**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
DX: 33506 – Wokingham


Dear Councillor

**Application Number: F/2000/1311**
**90, Pinewood Avenue, , Crowthorne.**
**Proposed alterations to roof with rear dormer extensions to form rooms in loft space.**

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/2000/1311**
**90, Pinewood Avenue, , Crowthorne.**
**Proposed alterations to roof with rear dormer extensions to form rooms in loft space.**
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**********

FROM: Elaine Connor

DATE: 09 May 2000

## WOKINGHAM WITHOUT PARISH CONSULTATION SHEET

**Application Number:** F/2000/1311

**Proposal:** Proposed alterations to roof with rear dormer extensions to form rooms in loft space..

**Site Address:** 90, Pinewood Avenue, , Crowthorne.

**Applicant:** Mr R Hall .

Your observations are required in respect of this application **by 02/06/2000** .

---

**F/2000/1311 - 90 Pinewood Avenue, Crowthorne.** No objections.

SIGNED: _____ DATE: 16/5/00

Clerk To Wokingham Without Parish/Town Council.

**HIGHWAYS CONSULTATION SHEET**

**From:** Elaine Connor

**Date:** 09 May 2000

**Application Number:** F/2000/1311

**Proposal:** Proposed alterations to roof with rear dormer extensions to form rooms in loft space.

**Parish:** WOKINGHAM WITHOUT PARISH

**Site Address:**
90, Pinewood Avenue, , Crowthorne.

**Applicant:**
Mr R Hall .

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).

---

Sc 23 : INSERT PARKING.

TR 15/5/00

**Signed:** _____ **Print name:** _____

Tel. 0118 974 6443 (Direct Line)

Date. 11 February, 2002

My ref. CD/FP2002/2690(1311)

Nicholas Haddon & Associates
23B Folders Lane
BRACKNELL
Berkshire
RG42 2LA


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
E-mail:


Dear Sir,

**LOFT CONVERSION AT 90 PINEWOOD AVENUE, CROWTHORNE, WOKINGHAM WITHOUT**

Thank you for your Building Regulations Application Number FP2002/2690 received on 6 February.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with the revised plans received on 8 February. The proposal is materially different from the Approved Planning Number F/2000/1311, which cannot be dealt with as a minor amendment. The alteration involves an increase in volume.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 4 March. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

*Any unauthorised work is undertaken at your own risk and expense.*

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

Cc Mr & Mrs Griffiths

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | | CASE OFFICER |
|---|---|---|
| PLANNING APPLICATION NUMBER | 1311 | EV |
| BUILDING CONTROL NUMBER | FP 2002/2690 Small | |
| ~~APPLICANT~~/AGENT | Nicholas Haddon Ass. | |
| ADDRESS OF SITE | 90 Pinewood Avenue Cookham WOKINGHAM. | |
| DESCRIPTION OF PROPOSED WORK | rear dormers. | WITHOUT |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | | |
| ELEVATIONS | | 02 |
| FLOOR PLANS | 02002/02 rec'd 6/2/02 | — a |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 12/6/00 | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | Yes. | |
| IF YES, WHAT ARE THE DIFFERENCES ? | BC - larger proposal. | |
| DATE | 8/2/02 | |

Revised plans rec'd 8/2/02

| PROBLEMS | REQUESTED | RECEIVED | REMINDER |
|---|---|---|---|
| PLANNING PERMISSION NEEDED | 11/2/02 | | |
| REVISED PLANS NEEDED | | | |
| PLANNING APPLIC.REFUSED | | | |
| WAIT FOR PLANNING DECISION | | | |

v by phone to Mr Griffiths 8/2/02

| | |
|---|---|
| COMMENCED ON SITE | |
| NO PLANNING DECISION | |
| NO PLANNING APPLICATION | |

**Application Number F/2000/1311**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| | | | |
| 1 | SC01 | SR02 | |
| | | | |
| 2 | SC53 | SR12 | 'WORK' |
| | | | |
| 3 | SC23 | SR06 | 'PARKING'. |

John Mitchell
12/6/00

# RECORD OF SITE VISIT

SITE ADDRESS: 90 Pinewood Avenue Crowthorne.

APPLICATION NUMBER: F/2000/1311

OFFICER: Elaine Connor

DATE OF SITE VISIT: 19.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS

established residential area.
mixture of housing types.

3. DESCRIPTION OF SITE/BUILDING

detached bungalow

4. RELATIONSHIP TO ADJOINING PROPERTIES

no. 88 - bungalow set on lower ground - planting along side band.
no. 92 - 2 st. detached dwelling
(D. ~~[illegible]~~ roof raised @ rear
2 side gr. fl. windows
1 obs - glazed

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

**WORK SHEET FOR :** Elaine Connor

**Application Number :** F/2000/1311

**Applicant :** Mr R Hall .

**Location :** 90, Pinewood Avenue, , Crowthorne.
**Proposal :** Proposed alterations to roof with rear dormer extensions to form rooms in loft space.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| ✓ | | 19.5.00 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** .....

**Date Registered : 18/04/2000**

**Earliest Date for Decision : 02/06/2000**

**Latest Consultation Date/Site Notice Expiry Date : 02/06/2000**

**Application Expiry Date: 13/06/2000**

**Consultation Responses :**

HIGHWAYS : recommend cond. SC23 (SR06) 'Parking'

P. COUNCIL : No objection.

**Planning Issues :**

- IMPACT UPON NEIGHB. PROPS.
- IMPACT UPON ST. SCENE.

**Application Number: F/2000/1311**

PROP: RAISING OF ROOF WITH DORMER EXTENSIONS.

**Appraisal :**

IMPACT UPON NEIGHB. PROPS

The application being considered proposes the raising of the roof in order to provide first floor accommodation. The house at present is a 2 bedroom bungalow, which would become 4 bedroom as a result of being extended. The existing bungalow has a height of approx. 5.2m to the ridge. The proposed extension would raise this to approx. 6.5m, a difference of 1.3m.

The proposed roof construction will be hipped back so that it slopes away from the closest affected neighb. property no. 88. No. 88 is set on lower ground than no. 90, but extends much further back at the rear. It is not considered that the proposed raising of the roof will have an adverse negative impact upon the lighting, or amenity of no. 88.

The proposed development includes two rear dormer extensions which will overlook no. 88 & no. 92. Given that the prop. at no. 88 has extended much further back at the rear than no. 90 it is considered that views into no. 88's private amenity area will be obstructed. No. 92 is set forward of no. 90 & is on higher ground level. It is therefore not considered that the proposed dormer windows will have an adverse negative impact upon this dwelling.

IMPACT UPON ST. SCENE:

Pinewood Avenue contains a mixture of housing types. The adjacent properties to no. 90, are no. 88 a detached bungalow & no. 92, a large 2 storey house. It is therefore not considered that the proposed extension to raise the roof of no. 90 will have an adverse neg. impact upon the st. scene.

**Recomendation : Approval:** ☑ **Refusal:** ☐

(tick appropriate box)

## WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: 18 APR '00 | |
| Officer: EC | Application No. F/2000/1311 |

Map No. 109 Site 0.06
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ALTERATIONS TO ROOF WITH REAR DORMER EXTENSIONS TO FORM ROOMS IN LOFT SPACE

Location: 90 PINEWOOD AVENUE

Parish: WOKINGHAM W/OUT Ward: Wok W/Out. 9.5.2000.

Applicant: MR R HALL

Fee Received 95.00 Required ..... Additional ..... Refund .....

Enforcement Section (4) 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 | Not deleted. | — | |
| 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 : 9.5.2000 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:

S/N + 88 + 92 Pinewood Ave ✓

1 Larkswood Drive.

ADDRESS MARLEY 90 PINEWOOD AVENUE

PARISH WOK/WITHOUT

PLOT No.

ORD. SHEET No. SU-8464 109

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 330/56 | MR. J. MORGAN | BUNGALOW | 21.6.56 | APP. C/A |
| 562/57 | MR. E.T. GARNEY | " | 9.8.57 | APP. C/A |
| PD/193/63 | MR. G.E. CANE | BEDROOM | 16.5.63 | APP. N/A |
| O/186/68 | " | EXTENSION AT FRONT | 31.10.68 | N/A C/A |
| R/437/68 | " | " " | 2.1.69 | APP. APP. |
| 23723 | MR & MRS SAWYER | 1ST. EXTENSION | 23.5.85 | N/A C/A |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1959/a

# HOUSEHOLDER PLANNING APPLICATION

18. APR 2000

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, RG40 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 (0118) 9778763.

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, bungalows or flats only. You must use the General Planning Application form for all other types of application.

| | | |
|---|---|---|
| 1. | YOUR NAME | ROGER HALL |
| | ADDRESS | 90 PINEWOOD AVE<br>CROWTHORNE |
| | POST CODE | RG45 6RG Tel. No. 01344 751323 |
| 2. If you have an agent and want all correspondence to be sent to them | AGENT'S NAME | |
| | ADDRESS | N/A |
| | POST CODE | Tel. No. |
| 3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE | SITE LOCATION | 90 PINEWOOD AVE |
| 4. Give brief details of the proposal e.g. two storey side extension. | ABOUT THE APPLICATION | PITCH ROOF & LOFT CONVERSION |

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

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — Same as EXISTING ROOF TILES

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

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

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

(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:

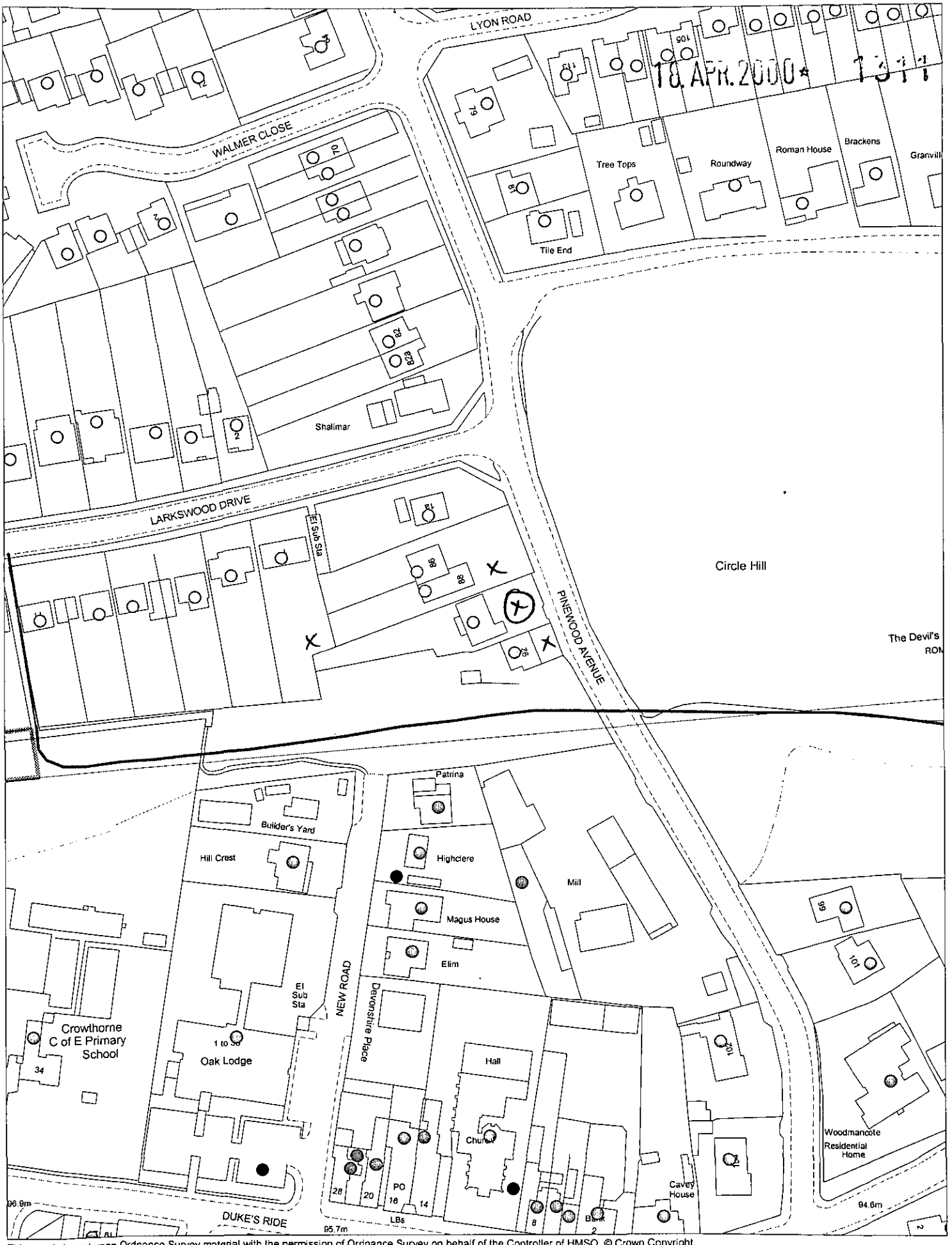
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

| 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 R. Y. Hall ON BEHALF OF

DATE 14 · 4 · 2000




18 APR 2000

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Development Control Section, Environmental Services, Wokingham District Council.

2 May 2000

Scale: 1 : 1250

N
W E
S