HAILEX SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/0648

LOCATION:
7 Heatherway, Crowthorne.

APPLICANT:
Mr Mrs Allder C/O Andesign

PROPOSAL:
Proposed single storey side extensions to dwelling

EARLIEST DATE FOR DECISION: **24/03/2000**

APPLICATION EXPIRY DATE: **14/04/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2000/0648

Parish: **WOKINGHAM WITHOUT**

Location: **7, Heatherway, Crowthorne.**

Proposal: **Proposed single storey side 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 area shown on the permitted drawings for vehicle garaging 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.

Informative
The Engineer at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

John Mitchell CH

John Mitchell
Development Control Manager
Date: 16 May 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.

Tel: (0118) 974 6451

Date: 2/5/00

My ref: F/2000/0648

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

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2000/0648
7, Heatherway, , Crowthorne.
Proposed single storey side extensions to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

Enclosed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0648	EC
BUILDING CONTROL NUMBER	FP 2000/0336	Bna
APPLICANT/AGENT	Ardesign	
ADDRESS OF SITE	7, Heathergway Edgecumbe Park, Crowthorne WOK. WITNOUT.	
DESCRIPTION OF PROPOSED WORK	S/S side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2940A	AH/E/2940A
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/5/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	19/5/00	

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/2000/0648

Applicant : Mr Mrs Allder C/O Andesign.

Location : 7, Heatherway, , Crowthorne.
Proposal : Proposed single storey side extensions to dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		22.3.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 22.3.00

Date Registered : 18/02/2000

Earliest Date for Decision : 24/03/2000

Latest Consultation Date/Site Notice Expiry Date : 24/03/2000

Application Expiry Date: 14/04/2000

Consultation Responses :

HIGHWAYS : recommend cond. SC23 (SRO6); IN08. 'garaging'

WOKINGHAM W'OUT P. COUNCIL : Object – overdevel. of site.

OBS LETTER - no.9 HEATHERWAY - see file for comments

Planning Issues :

* IMPACT UPON NEIGHB. PROPS.
* " " ST. SCENE / CHAR. OF AREA.

Application Number: F/2000/0648
PROP: S.ST. SIDE EXTENSIONS.
Appraisal :

IMPACT UPON NEIGHB. PROPS:

The proposal includes 2 single storey side extensions, one to be located on the east & one on the west elevation.
The extension on the west elevation will project approx. 2.6m from the existing dwelling & will stand approx 4.4m to the ridge ~~height~~. The extension will be approx. 3m from the boundary of no. 5. Given the location of no. 5s & no. 7s garages, situated between the proposed extension & no. 5, it is not considered that ~~than~~ it will have an adverse neg. impact upon the living cond. of no. 5.
The extension on the east elevation will provide a new garage with porch connecting the garage to the dwelling. The prop extension will project out approx 4.3m from east side of the existing property & will extend approx 7m to the rear. The extension has a pitched roof design at the front & flat roof to the rear. Given its scale & massing & distance from no. 9 it is not considered that it will have an adverse negative impact upon the living conditions of this prop.

IMPACT UPON ST. SCENE:
Given the scale, massing & design of the proposed extensions it is not considered that they will be out of character with the existing dwelling & therefore will not have an adverse negative impact upon the st. scene.

PARISH COUNCIL.
The Parish C. have objected to the prop. on the grounds of overdevelopment of the site. However it is considered that the prop. extensions are modest in scale & are therefore acceptable development.

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

Application Number F/2000/0648
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	'GARAGING'
*	IN08		

RECORD OF SITE VISIT

SITE ADDRESS: 7 Heatherway Crowthorne.

APPLICATION NUMBER: F/2000/0648

OFFICER: Elaine Connor

DATE OF SITE VISIT: 22.3.00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS

established residential area.
identified settlement.

3. DESCRIPTION OF SITE/BUILDING

detached chalet bungalow.
w. detached single garage to rear.
open plan estate
mature trees.

4. RELATIONSHIP TO ADJOINING PROPERTIES

no. 5 - garage closest to b with no. 7.
no. 9 - 10m away from no. 7 - gr. fl. side windows - high level
- 1 1st floor side w.

5. SITE CONSTRAINTS —

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT —

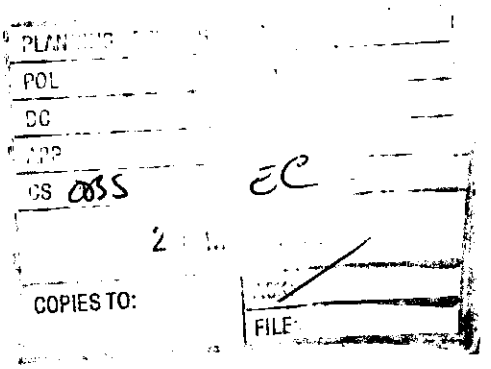
OTHERS —

Applicationo	Name & Address
F/2000/0648	L Cooper 9 Heatherway Edgcumbe Park Crowthorne RG45 6HG
App approved, letter sent 17/05/00	

By hand 20/3

9 HEATHERWAY . EDGCUMBE PARK . CROWTHORNE . BERKS RG45 6HG

01344 – 774580 ***Email :*** lynn@edgcumbe.freeserve.co.uk



Mrs Elaine Connor
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

20th March 2000

Dear Mrs Connor,

Planning Application No F/2000/0648
Site Address – 7 Heatherway, Edgcumbe Park

Please find attached our comments on the above application.

Yours sincerely,

L.Cooper

9 HEATHERWAY . EDGCUMBE PARK . CROWTHORNE . BERKS RG45 6HG

01344 – 774580 ***Email :*** lynn@edgcumbe.freeserve.co.uk

APPLICATION No F/2000/0648

OBSERVATIONS SUBMITTED BY MR & MRS L COOPER OF THE ADJACENT PROPERTY - NO 9 HEATHERWAY

1. Our comments are mainly concerned with the proposed works on the east side of No 7 Heatherway, where it adjoins our property No 9.

2. The proposed extension is intended to provide a new front entrance to the house and a second garage and new drive, with additional parking space for two vehicles.. The proposed new buildings would extend the width of the existing chalet bungalow by some 4.35m, taking up all the remaining open frontage.

3. As proposed, the garage would result in an approximately 3.0m high brick wall being constructed only about 15cm from our side boundary. Because this side of No 9 is slightly elevated, in order to ensure privacy and provide a pleasant outlook, rooms on this side of the house were designed with small windows relatively high up in the wall. The proposed garage wall would therefore adversely affect both the natural lighting in these rooms and substantially degrade the existing quality outlook.

4. An integral component of the proposed garage is a totally new paved drive from the road running right alongside the boundary to our property, incorporating parking space for two vehicles, laid over the front garden which is currently a lawn with flower beds and a birch tree. Further, the garage and drive would each require the felling of a mature birch tree, currently covered by a Tree Preservation Order. These trees currently provide a pleasing and environmentally friendly aspect, especially that to the front road.

5. In addition to the potential disturbance factor, including noise and fumes etc, of a garage and drive close to our main living area, the parked vehicles could be directly in our line of sight from virtually anywhere in the front of the house. There is already an existing drive serving 7 Heatherway on the other side of the plot, located where it was originally designed to be.

6. Consequently, we would suffer a direct loss of privacy and quality outlook and be susceptible to the potential disturbing effects associated with the garaging and parking of vehicles so close to our main living accommodation.

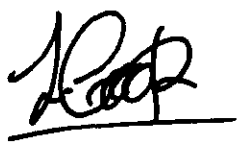
7. The present layout of the road, with shared drive/garage areas, is specifically designed to accommodate the maintenance and parking etc of vehicles in the least obtrusive manner, whilst ensuring an open aspect that is both practical and pleasing. The proposed additional garage and driveway directly infringe this concept and therefore threaten the integrity of the planned layout and the associated benefits.

8. If the application for a new garage and drive is approved, No 7 will be the only house in Heatherway, and possibly on the whole estate, to have a drive and parking spaces on both sides of its frontage. Should this set a precedent, it would be to the detriment of the ecologically friendly natural features that were intentionally incorporated in to the original lay out of the estate.

9. No 7 already has a garage and shared drive and the desired alterations to the front entrance (i.e. without the construction of the proposed new garage) could be effected independently, without detriment to the reasonable amenities currently enjoyed by No 9.

10. Conversely, the addition of the proposed extra garage would, in our opinion, represent over development of the site at No 7 Heatherway and be the direct and immediate cause of a significant loss of amenities to our property.

11. Whilst we have no comments to make on the proposed new additions to the western end of No 7 (i.e. the kitchen and breakfast areas), we believe the existing garage, with its current drive, could be retained to fulfil its intended function.



(L. Cooper)

20th March 2000

FROM: Elaine Connor

DATE: 29 February 2000

WOKINGHAM WITHOUT PARISH CONSULTATION SHEET

Application Number: F/2000/0648

Proposal: Proposed single storey side extensions to dwelling.

Site Address: 7, Heatherway, , Crowthorne.

Applicant: Mr Mrs Allder C/O Andesign.

RECEIVED
02 MAR 2000
W. W. P.

Your observations are required in respect of this application **by 24/03/2000** .

Objected as it is over development of site.

PLANNING SERVICES
HPT
TLS
ENF
M.I.R.
ACK
FILE

SIGNED: _____ DATE: 14-3-2000

Clerk To Wokingham Without Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 29 February 2000

Application Number: F/2000/0648

Proposal: Proposed single storey side extensions to dwelling

Site Address:
7, Heatherway, , Crowthorne.

Applicant:
Mr Mrs Allder C/O Andesign.

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 - GARAGING (SR 06)

IN08

Signed: N.S. Trotter **Print name:** N TROTTER

13-3-00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 18 FEB 2000	Map No. 108 Site 0.07
Officer: EC / Application No. F/2000/0648.	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

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

Location: 7 HEATHERWAY

Parish: WOK W/OUT Ward: WOK W/OUT 01.03.00

Applicant: MR/MRS ALDER

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

(8)

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 01.03.00 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:

.....

.....

.....

NEIGHBOURS:

S.I.N. ✓ 24, 26 Edgcumbe Park Drive

9 Heatherway

ADDRESS 7 HEATHERWAY PARISH WOK / WITHOUT

PLOT No. STAGE 5 ORD. SHEET No. SU. 8365 (10

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
95/57	MR D P ALLEN	O/APP. RESIDENTIAL DEV	23 5 57	N/A REFUS
0/35/59	RENWAY CONSTRUCTION CO. LTD.	" "	2. 7. 59	N/A C/A
130/61	" "	LAYOUT / ROADS & SEWERS	17. 7. 61	APP. APP.
163/61 SUPERSEDES 130/61	" "	DET. HOUSE & GARAGE	14. 9. 61	APP. APP.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 782/96

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

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 & MRS L. ALLDER 7 HEATHERWAY EDGCUMBE PARK CROWTHORNE. BERKS RG45 6HG ANDESIGN
2	Agent's Name Address and postcode Phone number	9 PERKINS WAY WOKINGHAM, BERKS RG41 2IN 0118 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 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 [X] 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 AND FELT AND 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 [X] No [ ]
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes [X] No [ ]

Crystal Mark
Clarity approved by Plain English Campaign

18.FEB.2000* 0648

Please turn over

9	How many bedrooms does the property have?	Existing: N/A	Proposed:
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.

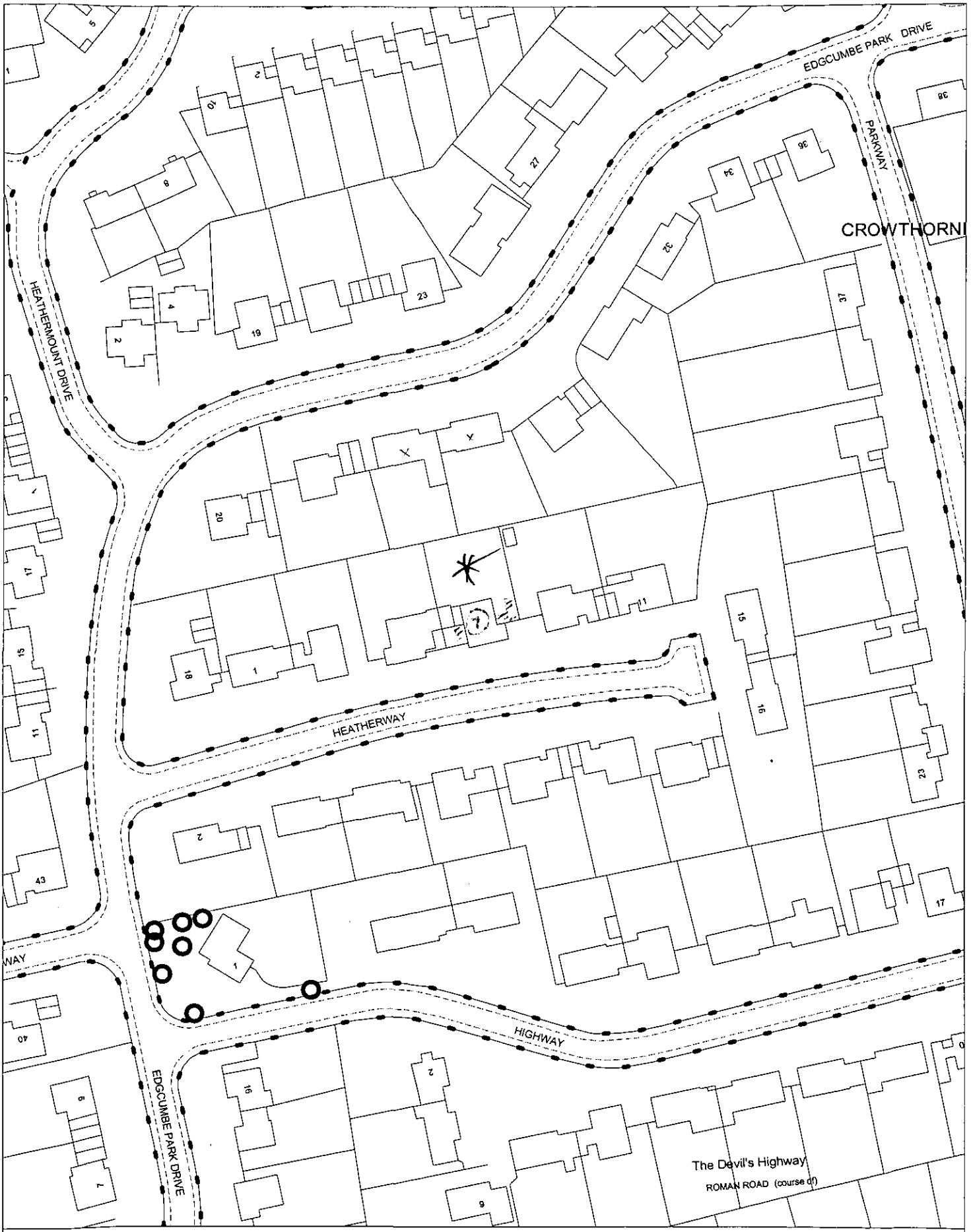
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN) on behalf of MR & MRS L. ALLDER

Date 17.2.2000

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



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

18.FEB.2000*

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 25 February 2000

N
W E
S

ADDRESS 7 HEATHERWAY PARISH WOK / WITHOUT

PLOT No. STAGE 5 ORD. SHEET No. SU. 8365 (10.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
95/57	MR D P ALLEN	O/APP. RESIDENTIAL DEV	23 5 57	N/A REFUS
0/35/59	RENWAY CONSTRUCTION CO LTD.	" "	2. 7. 59	N/A C/A
130/61	"	LAYOUT / ROADS & SEWERS	17. 7. 61	APP. APP.
163/61 SUPERSEDES 130/61	" "	DET. HOUSE & GARAGE	14. 9. 61	APP. APP.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 782/96

DRAINAGE

091074

Received by Wokingham District Council

Application No: F/2000/0648

Proposal:
Proposed single storey side extensions to dwelling

Location:
7, Heatherway, , 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 letter 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 24/03/2000. 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