APPLICATION NO:

F/2001/3350

LOCATION:
1 Old Wokingham Road, Crowthorne.

APPLICANT:
Mr & Mrs Backhouse C/O Portland Conservatories

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

EARLIEST DATE FOR DECISION: **15/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/04/2001

CASE OFFICER: **Farah Humayun**

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Backhouse
C/O Portland Conservatories
Cornbrook
2 Brindley Road
Old Trafford
Manchester
M16 9HQ

Application Number: F/2001/3350

Parish: **WOKINGHAM WITHOUT**

Location: **1, Old Wokingham Road, Crowthorne.**

Proposal: **Proposed single storey front 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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile 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 that the external appearance of the building is satisfactory.

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies OS1 and EN1.

South East Area Local Plan Policy SBE1.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 27/03/2001

Notice checked by: _____

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.

1933 replacement card

ADDRESS 1 OLD WOKINGHAM ROAD **PARISH** WOK/WITHDN

PLOT No. Site of no. 1 **ORD.SHEET No.**

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planni
0/53/69		Scott	o/c Det House & Garage	17.4.69		R
0/90/69		"	o/c Demolish existing & erect 2 Det's	10.7.69		C
3/70		"	Det. House on site of	22.1.70	APP	C
1401/71		"	Resite Garages	30.12.70	APP	R
265/72		"	Garages (resite)	11.5.72	APP	R
1520/72		"	Garage	26.10.72	APP	C
	BR 11127	Blackwell		4.7.79	APP	
11008		"		2.8.79		C

MINISTRY DECISION:

SPECIAL ORDERS:

1959/a

HOUSEHOLDER PLANNING APPLICATION

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.

WOKINGHAM DISTRICT COUNCIL

12.FEB.2001* 3350

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. J. BACKHOUSE
	ADDRESS	1, OLD WOKINGHAM ROAD
		CROWTHORNE
		BERKS
	POST CODE	RG45 6SS Tel. No. 780418
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	PORTLAND CONSERVATORIES
	ADDRESS	CORNBROOK, 2 BRINDLEY RD.
		OLD TRAFFORD
		MANCHESTER
	POST CODE	M16 9HQ Tel. No. 0161 872 1001
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	AS APPLICANT
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	SINGLE STOREY FRONT CONSERVATORY EXTENSION

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 — Walls - London Brick Co - Tudor Roof - Bronz tinted Polycarbonate

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 [signature] ON BEHALF OF Mr & Mrs J. BACKHOUSE

DATE 08/02/01

PORTLAND
conservatories

Our Ref: ES/LN/703946

12.FEB.2001* 3350

Date: 08/02/01

PLANNING DERARTMENT
WOKINGHAM DISTRICT COUNCIL
PO BOX 157.
SHUTE END
WOKINGHAM
BERKSHIRE
RG40 1WR

Dear Sirs

Re: Proposed Conservatory

Please find enclosed herewith our Planning Application for the erection of a conservatory at : 1, OLD WOKINGHAM ROAD.

I have also enclosed the necessary plans/elevations (1:50), site plan (1:1250), block plan (1:500) and a cheque (if appropriate) for £ 95.00 for cover the prescribed fees.

Should you require any further details regarding this matter, please do not hesitate to contact our Planning Liaison Officer, Christine Melody on 01606 837 947.

Please quote reference No. 703946

Yours faithfully

Eric Stacey

Eric Stacey
Planning Officer

enc

CORNBROOK, 2 BRINDLEY ROAD, OLD TRAFFORD, MANCHESTER M16 9HQ
TELEPHONE: 0161 872 1001 • FACSIMILE: 0161 872 5420
Portland Conservatories Ltd Registered in England No 1657801

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/3350

Applicant : Mr & Mrs Backhouse C/O Portland Conservatories.

Location : 1, Old Wokingham Road, , Crowthorne.
Proposal : Proposed single storey front extension to dwelling to form conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 13/03/01

Date Registered : 12/02/2001

Earliest Date for Decision : 15/03/2001

Latest Consultation Date/Site Notice Expiry Date : 15/03/2001

This application will have expired on: 09/04/2001. 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 :

WOKINGHAM WITHOUT PARISH COUNCIL - NO OBJECTION
BRACKNELL FOREST BOROUGH COUNCIL - NO COMMENTS

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON STREET SCENE.

Application Number: F/2001/3350

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is prop. single storey front extension to dwelling to form conservatory. The proposal has a hipped roof design. It has a project of 3.2 metres and a width of 3.6 metres.

The development is proposed to be located to the front elevation of the property. The front elevation is not adjacent to the neighbouring property. Therefore it is not considered the prop. dev will have an adverse impact upon neighbouring properties.

IMPACT UPON STREET SCENE

No 1 Old Wokingham Road is a corner property located on a main round about between Bramwell Road and Old Wokingham Road. However the property is located to a lower level than the street. It is also well screened from the highway. Therefore it is considered the prop. dev will not have an adverse impact upon the street scene.

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

Application Number F/2001/3350
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 1 Old Wokingham Road Crowthorne.

APPLICATION NUMBER: F/2001/3350

OFFICER: Farah Humayun

DATE OF SITE VISIT: 13/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES. - SIDE + FRONT FENCE.

2. DESCRIPTION OF SURROUNDINGS

RES - ON CORNER OF MAIN RD JUNCTION.

3. DESCRIPTION OF SITE/BUILDING

DETACHED CORNER PROP.

4. RELATIONSHIP TO ADJOINING PROPERTIES

TRACK TO SIDE (CIRCLE HILL ROAD). SMALL SIDE GARDEN TO PROPERTY. VISIBLE FROM CIRCLE HILL ROAD. HOWEVER NOT LIKELY TO HAVE AN OBTRUSIVE FEATURE. NEIGHBOURING PROP OF NO 3 HAS SIMILAR REAR CONSERVATORY.

5. SITE CONSTRAINTS

TREES TO REAR

ACCESS/PARKING —

LEVELS LOWER LEVEL OF NO 1

BOUNDARY TREATMENT 1.8 M CB FENCE TO SIDE WITH CIRCLE HILL ROAD + TRELLICE.

OTHERS —

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3350
CASE OFFICER: Farah Humayun

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

Wokingham Without Parish Council Consultation Sheet

Officer Farah Humayun

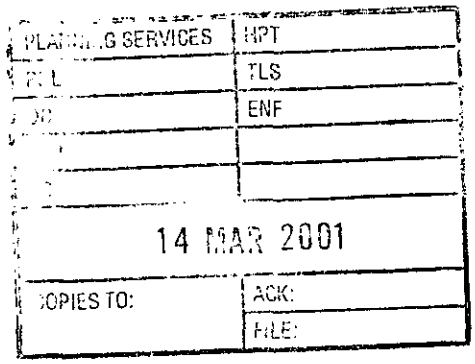
No F 2001 3350

Proposal single storey front extension to dwelling to form conservatory.

Site 1 Old Wokingham Road, Crowthorne.

Comments

No objections.



Signed : _____
Clerk to Wokingham Without Parish Council

13 March 2001

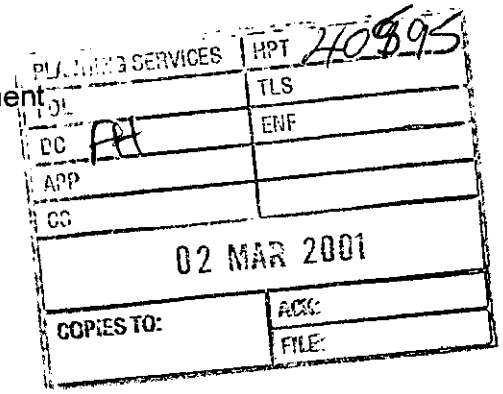
Planning & Transportation

Director of Planning & Transportation : George Kingston MA (Oxon) DipTP MRTPI
Borough Planning Officer : Mike Holmes BSc (Econ) DipTP MRTPI

This matter is being dealt with by: Richard Eatough (01344) 351182

Our Ref: RE/DC/6/3
Your Ref: Farah Humayun / F/2001/3350

Farah Humayun
Planning Services
Environmental Services Department
P.O. Box 157
Shute End
Wokingham
RG40 1WR



BRACKNELL FOREST BOROUGH COUNCIL

Time Square
Market Street
Bracknell
Berkshire
RG12 1JD
☎ 01344 424642
Fax 01344.351104
DX 33611 Bracknell
Minicom 01344 352045
www.bracknell-forest.gov.uk

1 March 2001

Dear Ms Humayun

Application F/2001/3350
Proposed single storey front extension to dwelling to form conservatory
1, Old Wokingham Road, Crowthorne

I refer to your letter of 19 February 2001 regarding the above application.

Thank you for consulting us, but this authority has no comments to make on this proposal. If you wish to discuss this matter further, please contact Richard Eatough on (01344) 351182 or Email richard.eatough@bracknell-forest.gov.uk

Yours sincerely

For **Borough Planning Officer**

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

Tel: 0118 974 6482

Date: **19 February 2001**

My ref: F/2001/3350

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/2001/3350
1, Old Wokingham Road, , Crowthorne.
Proposed single storey front 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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3350**
1, Old Wokingham Road, , Crowthorne.
Proposed single storey front 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 Helliar-Symons

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

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

Tel: 0118 974 6482

Date: **19 February 2001**

My ref: F/2001/3350

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
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3350**
1, Old Wokingham Road, , Crowthorne.
Proposed single storey front 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 6482

Date: **19 February 2001**

My ref: F/2001/3350

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/2001/3350
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3350**
1, Old Wokingham Road, , Crowthorne.
Proposed single storey front 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**********

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	02 FEB 2001
Officer: FH	Application No. F/2001/3350

Map No. 109 Site 0.04
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY FRONT EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 1 OLD WOKINGHAM ROAD

Parish: WOK W/OUT Ward: Wokingham Without

Applicant: MR/MRS BACKHOUSE

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

Enforcement Section (1) 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	Q6? materials. ✓		
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	Name rooms		
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 : ..... 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

✓19/2

Adjacent D P A : Bracknell.
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:

.....
.....
..... No. pre-apps .....

NEIGHBOURS:

..... 2 x S/N (Circle Hill Rd & Old W'ham Road) ✓19/2
.....
..... + See map.
.....
.....
.....
.....
.....
.....

Received by Wokingham District Council

Application No: F/2001/3350

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

Location:
1, Old Wokingham Road, , 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

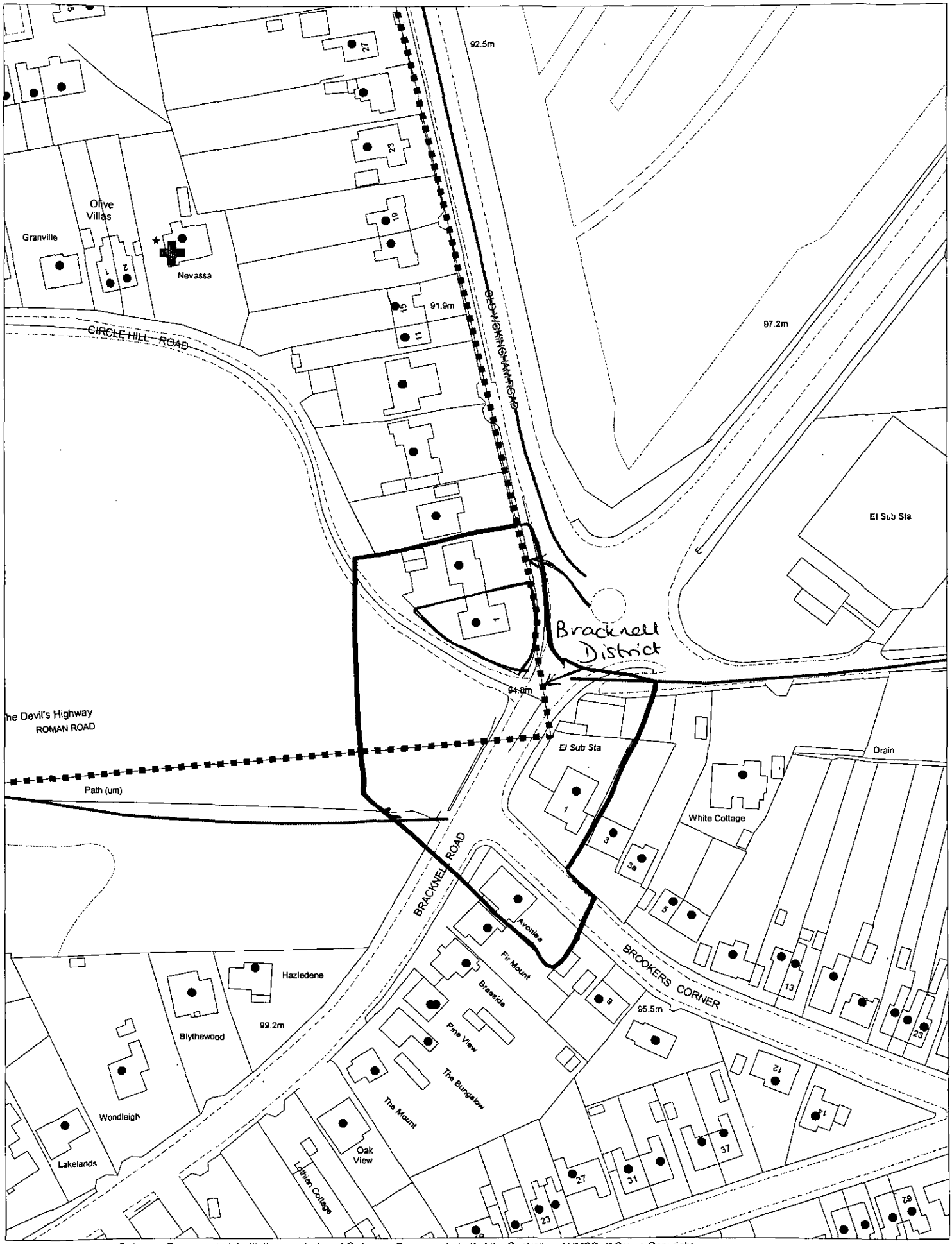
WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/03/2001. 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

19 February 2001



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Development Control Section, Environmental Services, Wokingham District Council.

14 February 2001 Scale: 1 : 1250

N W E S

CORNER PROP

S/N - YES,

TRACK TO SIDE,

1.8M CB FENC + TRELLIS

SMALL SIDE GDN.

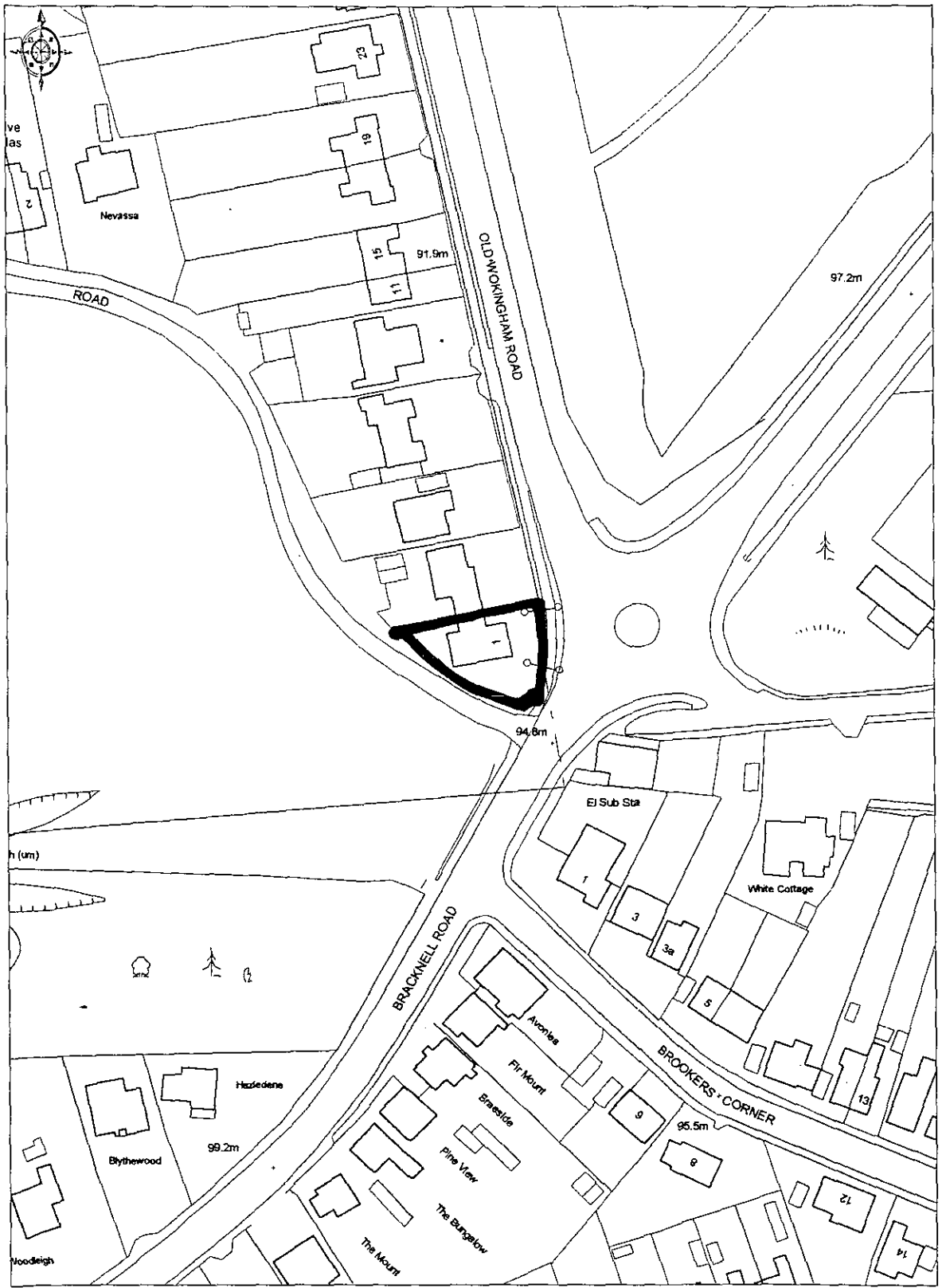
SIMILAR SIDE CONS TO NO 3.

VISIBLE FROM MAIN NO1 OBTRUSIVE.

1.8 MCB BETWEEN PROP.

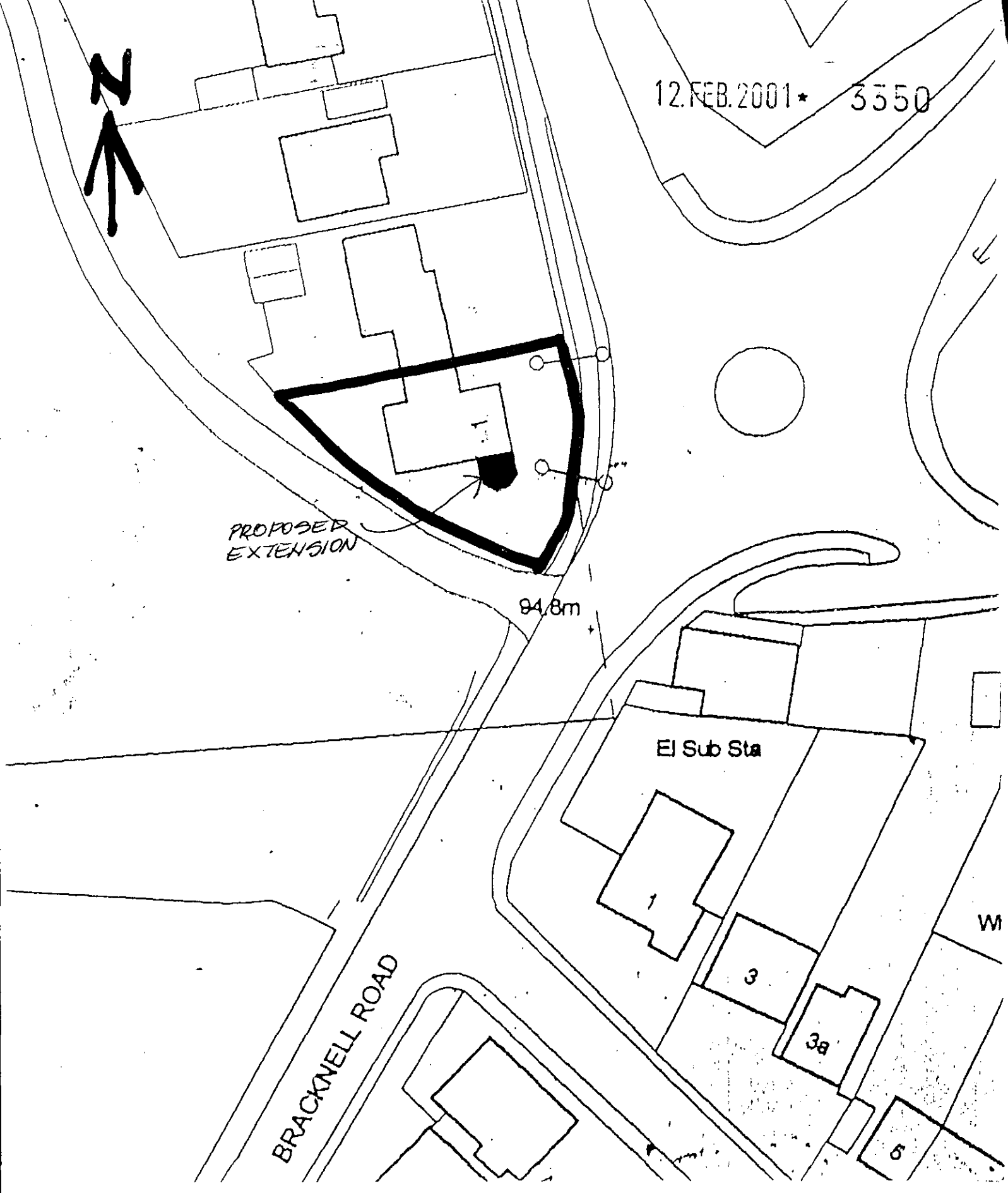
Portland Conservatories

12.FEB.2001* 3350



© Crown copyright 2001 All rights reserved. Based on Ordnance Survey digital data Survey Scale - 1:1250 Plotted Scale - 1:1250
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©2001 Thomson Directories Ltd.

1, Old Wokingham Road.



BLOCK PLAN - SCALE - 1:500 -

PORTLAND
— conservatories —

VIEWS OF FRONT — 1, OLD WOKINGHAM ROAD.





12 FEB 2001* 3550

CORNBROOK, 2 BRINDLEY ROAD, OLD TRAFFORD, MANCHESTER M16 9HQ
TELEPHONE: 0161 872 1001 • FACSIMILE: 0161 872 5420
Portland Conservatories Ltd Registered in England No 1657801