APPLICATION NO:
F/2000/1469

LOCATION:
42 The Avenue, Crowthorne.

APPLICANT:
Mr J Lusty C/O Mr M King

PROPOSAL:
Proposed two storey side extension to dwelling plus first floor front extension and single storey rear extension.

EARLIEST DATE FOR DECISION: **16/06/2000**

APPLICATION EXPIRY DATE: **03/07/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Lusty
C/O Mr M King
One Barn Studios
Stanbridge Lane
Romsey
Hants
SO51 OHE

Application Number: F/2000/1469

Parish: **WOKINGHAM WITHOUT**

Location: **42, The Avenue, Crowthorne.**

Proposal: **Proposed two storey side extension to dwelling plus first floor front extension and single storey rear extension.**

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.

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.

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Connor@wokingham.gov.uk
Date. 16 August, 2000
My ref. BC/DC/F/2000/1469

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

Mr J Lusty
42 The Avenue
Crowthorne
Berkshire
RG45 6PG

Dear Sirs

PLANNING PERMISSION F/2000/1469
SITE: 42 THE AVENUE, CROWTHORNE, BERKSHIRE

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2000/1469 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with you could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Elaine Connor
Planning Assistant

Tel. 0118 974 6443 (Direct Line)

Date. 2 August, 2000

My ref. CD/FP2000/0937(1469)

Mr J Lusty
42 The Avenue
Crowthorne
Berkshire
RG45 6PG

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 Mr Lusty,

42 THE AVENUE, CROWTHORNE
TWO STOREY SIDE, FIRST FLOOR FRONT, AND SINGLE STOREY REAR EXTENSIONS

Thank you for your Building Regulations Application Number FP2000/0937 received on 28 July.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The proposal is materially different from the Approved Planning Number F/2000/1469, which cannot be dealt with as a minor amendment. There is an increase in volume to the family room. There are also other alterations including changes to the fenestrations.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 23 August. 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 sincerely

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1469. EC
BUILDING CONTROL NUMBER.	FP 2000/0937 Brian
APPLICANT/~~AGENT~~	Mr J. Lusty
ADDRESS OF SITE	42. The Avenue Cowtharne WOK. WITHOUT.
DESCRIPTION OF PROPOSED WORK	2 storey side ext. first floor front ext S/S rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		SP1
ELEVATIONS	A42-02	— "
FLOOR PLANS	A42-01	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? Seen John M.	BC - family room larger. - alterations to fenestrations	
DATE	2/8/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	2/8/00.		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2000/1469

Proposal:
Proposed two storey side extension to dwelling plus first floor front extension and single storey rear extension.

Location:
42, The 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 16/06/2000. 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

22 May 2000

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

Tel: (0118) 974 6451

Date: **22 May 2000**

My ref: F/2000/1469

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/2000/1469
42, The Avenue, , Crowthorne.
Proposed two storey side extension to dwelling plus first floor front extension and single storey rear extension.

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/2000/1469**
42, The Avenue, , Crowthorne.
Proposed two storey side extension to dwelling plus first floor front extension and single storey rear extension.
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: **22 May 2000**

My ref: F/2000/1469

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/2000/1469
42, The Avenue, , Crowthorne.
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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/2000/1469**
42, The Avenue, , Crowthorne.
Proposed two storey side extension to dwelling plus first floor front extension and single storey rear extension.
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: **22 May 2000**

My ref: F/2000/1469

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/2000/1469
42, The Avenue, , Crowthorne.
Proposed two storey side extension to dwelling plus first floor front extension and single storey rear extension.

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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/2000/1469**
42, The Avenue, , Crowthorne.
Proposed two storey side extension to dwelling plus first floor front extension and single storey rear extension.
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**********

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1469

Applicant : Mr J Lusty C/O Mr M King.

Location : 42, The Avenue, , Crowthorne.
Proposal : Proposed two storey side extension to dwelling plus first floor front extension and single storey rear extension.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 08/05/2000

Earliest Date for Decision : 16/06/2000

Latest Consultation Date/Site Notice Expiry Date : 16/06/2000

Application Expiry Date: 03/07/2000

Consultation Responses :

P. COUNCIL :

HIGHWAYS:

Planning Issues : 1. SETTLEMENT.

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

Application Number: F/2000/1469
PROP: 2st. side ext, 2st. front extension, S.st. rear extension
Appraisal :

IMPACT UPON ST. SCENE.

The application being considered proposes a 2st side extension which will replace the existing double integral garage & provide a room in the roof. The existing garage is built to the boundary with no. 91 Ellis Road. The proposed replacement garage will be set off the boundary by approx. 1.1m. The 2 st storey side extension will stand at approx 7.7m to the ridge height, just short of 1m lower than the ridge height of the main dwelling. The application also proposes a 1st floor front extension which will project forward of the front of the dwelling by approx. 2.6m & will be approx. 4.2m wide, overlaying the middle section of the main dwelling. The extension will have a pitched roof construction which will be set lower than the ridge height of the main house. The extension will have an open design at ground floor level & will be supported by pillars to form a verandah style entrance. It is considered that although both extensions will be clearly visible when approaching the site from the east, they appear to be in keeping with the character of the dwelling. It is also considered that given the mixture in size & style of houses along Ellis Road and The Avenue that the proposed extensions will not be out of character.

IMPACT UPON NEIGHB. PROPS:
The closest neighb. props to the application site are no. 91, Ellis Road & no. 40 The Avenue.
The application also proposes a single storey rear extension to form a dining area. Given the scale of this extension, along with the boundary treatment of mature veg. (along the rear boundary with no. 40) & the fact that no. 40 has no side windows, it is not considered that the proposed ext. will have an adverse negative impact upon no. 40.
The proposed side extension which projects to the rear, (replacing a development of similar footprint) will be built within approx 1.1m of the boundary w. no. 91 Ellis Road.

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

→

The garage of no. 91 is closest to the boundary with the proposed side ext. Given that the only windows in the side elevation of no. 91 is a high level & the fact that the prop. ext. does not project beyond the rear building line of no. 91, it is not considered that this dev. will have an adverse neg impact upon the living cond. of the residents of this prop.

Application Number F/2000/1469
Conditions/Reasons for Refusal

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

John Mercer
23/6/08

RECORD OF SITE VISIT

SITE ADDRESS: 42 The Avenue Crowthorne.

APPLICATION NUMBER: F/2000/1469

OFFICER: Elaine Connor

DATE OF SITE VISIT: 24.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS

est. residential area
mixture of housing types

3. DESCRIPTION OF SITE/BUILDING

2st. detached with double integral garage
set back from adj highway

4. RELATIONSHIP TO ADJOINING PROPERTIES

no. 91 Ellis Rd.

1.8m fence along side bound.
exist. garage of no 40 built to bound w. no. 91.
no 91's garage built close to bound. with no. 42
1 high level window in upper, side elevation

5. SITE CONSTRAINTS

TREES screened along road partially
views when approaching site from east.

ACCESS/PARKING no. views from west.

LEVELS RE: 5St. rear ext.

BOUNDARY TREATMENT no. 42 - screened along all sides with mature veg.

OTHERS no. 40 Ave: no windows in side elevation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: [illegible]	Map No. 108 Site 0-09
Officer: EC	Application No. F/2000/1469
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING PLUS FIRST FLOOR FRONT EXTENSION AND SINGLE STOREY REAR EXTENSION

Location: 42 THE AVENUE

Parish: WOK W/OUT Ward: Wok w/out 22.5.2000

Applicant: MR LUSTY

Fee (8) Received 95-00 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	~~Scale ? (If elevations are 1:100, floor plans probably 1:50)~~		
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 : 22.5.2000 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 + 91, 110, 112, 114 Ellis Road

41, 43, 40 The Avenue

08 MAY 2000* 1469

Oldfield King

Lone Barn Studios
Stanbridge Lane
Romsey SO51 0HE

Architects
Urban Designers

Tel: Romsey
01794 517333
Fax: 01794 515517

Date: 3rd May 2000

Our Ref: MK/lpj/jl.pv

Your Ref:

Planning Department
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

For the attention of Planning Officer

Dear Sir/Madam,

Re: 42 The Avenue, Crowthorne, Berks

Please find enclosed a completed planning application and plans for the 'Demolition of current Garage and Rear Studio, to be replaced by Garage with Bedrooms over; 1st Floor Study to Front over new Porch/Lobby'; Ground Floor Dining Room Extension and Family Room', at the above location.

We also enclose our Clients submission cheque of £95 for which we require a receipt.

We trust that you will be able to register the application and look forward to receiving confirmation to this effect.

Yours faithfully,

Linda Jones

pp. Melvyn King

enc

cc: Mr. J. Lusty

Directors:
W J Dale Dip Arch RIBA
M S King MSAI FFB MCIOB FRSA

Oldfield King Commercial Limited

Registered Office:
Lone Barn Studios, Romsey SO51 0HE
Registered in England No. 2231618

Part of the Tedlow King Group

Other Group Offices

Bristol Office:
Unit 2 Eclipse Office Park, Staple Hill,
Bristol BS16 5EL

Maidstone Office:
32 High Street
West Mailing, Maidstone ME19 6QR

ADDRESS 42 The Avenue

PARISH Wok / Without

PLOT No.

ORD. SHEET No. SU. 8364 (

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
CH/55 BR 4192 -	MR AND MRS G Bailey	Dwelling House Retention to form studio	4 · 10 · 55 19 · 2 · 76	App App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 08.MAY2000* 1469

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. J. LUSTY ~~C/O AGENT~~
2	Agent's Name Address and postcode Phone number	MR M. KING LONE BARN STUDIOS STANBRIDGE LANE ROMSEY, HANTS SO51 0HE 01794 517333
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.	42 THE AVENUE CROWTHORNE BERKSHIRE RG45 6PG
4	Give brief details of the proposal for example, two storey side extension. About the application	DEMOLITION OF CURRNT GARAGE AND REAR STUDIO, TO BE REPLACED BY GARAGE WITH BEDROOMS OVER; 1ST FLOOR STUDY TO FRONT OVER NEW PORCH/LOBBY + GR FL. DINING ROOM EXTENSION + FAMILY ROOM
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.	N/A Yes ☐ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	EXTERNAL RENDER TO MATCH EXISTING ROOF TILE TO MATCH EXISTING
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

9	How many bedrooms does the property have?	Existing: 2	Proposed: 4
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.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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: MEWYN KING

on behalf of MR. J. LUSTY

Date 3RD MAY 2000

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