APPLICATION NO:
F/2000/1047

LOCATION:
40 New Wokingham Road, Crowthorne.

APPLICANT:
Mr & Mrs Tomsett C/O 4th Dimension Architectural Design

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **29/04/2000**

APPLICATION EXPIRY DATE: **18/05/2000**

CASE OFFICER: **Elaine Connor**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Tomsett
C/O 4th Dimension Architectural Design
95 High Street
Crowthorne
Berkshire
RG45 7AD

Application Number: F/2000/1047

Parish: **WOKINGHAM WITHOUT**

Location: **40, New Wokingham Road, Crowthorne.**

Proposal: **Proposed single storey side extension 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 brickwork 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: 06/06/2000

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. 6 September, 2000
My ref. BC/DC/F/2000/1047

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 & Mrs Tomsett
c/o Fourth Dimension Architectural Design
Sydenham House
95 High Street
Crowthorne
Berkshire
RG45 7AD

Dear Sirs

PLANNING PERMISSION F/2000/1047
SITE: 40 NEW WOKINGHAM ROAD, CROWTHORNE

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/2000/1047 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 your client 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

Released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1047 EC
BUILDING CONTROL NUMBER	FP 2000/1034 Enq
~~APPLICANT~~/AGENT	4th Dimension Arch Design
ADDRESS OF SITE	40 New Wokingham Rd. Cowtharpe. WOK. WITHOUT
DESCRIPTION OF PROPOSED WORK	S/S side ext (covered storm porch)

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	5136/02B	5136/02A
FLOOR PLANS	— " —	— " —

Minor Amendments. approved 17/8/00

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	23/8/00	

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	

FROM: Elaine Connor

DATE: 05 April 2000

WOKINGHAM WITHOUT PARISH CONSULTATION SHEET

Application Number: F/2000/1047

Proposal: Proposed single storey side extension to dwelling..

Site Address: 40, New Wokingham Road, , Crowthorne.

Applicant: Mr & Mrs Tomsett C/O 4th Dimension Architectural Design.

Your observations are required in respect of this application **by 29/04/2000**.

No objections.

SIGNED: [signature] DATE: 11-4-2000

Clerk To Wokingham Without Parish/Town Council.

Tel: (0118) 974 6451 (Direct Line)

Fax: (0118) 974 6484

Date: 17 August, 2000

My ref: EC/DC/WOKINGHAM WITHOUT/PREAPP

Your ref:

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

Mr R Hart
Fourth Dimension
Sydenham House
95 High Street
Crowthorne
Berkshire
RG45 7AD

Dear Mr Hart

RE: MINOR AMENDMENTS TO APPROVED SINGLE STOREY SIDE EXTENSION AT 40, NEW WOKINGHAM ROAD, CROWTHORNE

I refer to your letter of 16th June 2000 and apologise for the delay in replying.

I write to inform you that the revised plans, drawing number 5136/02A for a covered porch can be treated as a minor amendment to the approved application (F/2000/1047).

I hope this information is of assistance to you.

Yours sincerely

JOHN MITCHELL

Development Control Manager

Tel: (0118) 974 6451 (Direct Line)

Fax: (0118) 974 6484

Date: 17 August, 2000

My ref: EC/DC/WOKINGHAM WITHOUT/PREAPP

Your ref:

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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I hope this information is of assistance to you.

Yours sincerely

JOHN MITCHELL
Development Control Manager

30657

PLANNING SERVICES	HPT
POL	TLS
DC EC	ENF
APP	
CS	
16 JUN 2000	
COPIES TO:	ACK:
	FILE:

Reply req.

Fourth Dimension

ARCHITECTURAL DESIGN

Sydenham House, 95 High Street
Crowthorne, Berkshire RG45 7AD
Telephone: 01344 761727
E.Mail: richard@4thdimension.freeserve.co.uk

Ref RTH/5136

June 12, 2000

Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berks.

Dear Sir,

RE: APP No F/2000/1047 – 40 New Wokingham Road, Crowthorne.

Further to our recent planning approval for the above project, our client now wishes to make some alterations to the proposal as indicated on enclosed drawings 5136/ 02A.

Bearing in mind the revised scheme is smaller than the approved scheme; we request the alterations are treated as a minor amendment to the original application.

We trust this is to your satisfaction and look forward to hearing from you in the near future.

Yours faithfully,

Richard Hart.
4th Dimension Architectural Design.

C/C Mr C Tomsett

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

Tel: (0118) 974 6451

Date: **05 April 2000**

My ref: F/2000/1047

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/2000/1047
40, New Wokingham Road, , Crowthorne.
Proposed single storey side extension 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

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1047**
40, New Wokingham Road, , Crowthorne.
Proposed single storey side extension 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: **05 April 2000**

My ref: F/2000/1047

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/2000/1047
40, New Wokingham Road, , Crowthorne.
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If you have any questions please do not hesitate to contact **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1047**
40, New Wokingham Road, , Crowthorne.
Proposed single storey side extension 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**********

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

Tel: (0118) 974 6451

Date: **05 April 2000**

My ref: F/2000/1047

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/2000/1047
40, New Wokingham Road, , Crowthorne.
Proposed single storey side extension 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

Head of Planning and Transportation

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1047**
40, New Wokingham Road, , Crowthorne.
Proposed single storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lewis

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



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Development Control Section, Environmental Services, Wokingham District Council.

30 March 2000

Scale: 1 : 1250

Received by Wokingham District Council

Application No: F/2000/1047

Proposal:
Proposed single storey side extension to dwelling.

Location:
40, New 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 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 29/04/2000. 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

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1047

Applicant : Mr & Mrs Tomsett C/O 4th Dimension Architectural Design.

Location : 40, New Wokingham Road, , Crowthorne.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 23/03/2000

Earliest Date for Decision : 29/04/2000

Latest Consultation Date/Site Notice Expiry Date : 29/04/2000

Application Expiry Date: 18/05/2000

Consultation Responses :
WOKINGHAM WITOUT P.C : No objection.

Planning Issues :
- IMPACT UPON NEIGHB. PROP :

Application Number: F/2000/1047
PROP: S.ST. SIDE EXTENSION.
Appraisal :

IMPACT UPON NEIGHB. PROPS.

The scheme proposes a single storey side extension to form an entrance way & W/C. The extension is to be set back from the front of the house by approx 3.7m & projects out by approx 1.5m. The prop. extension will have a hipped roof which will stand approx. 3.7m to the ridge.
The proposed extension will be approx. 4m from the side boundary of no. 42.
Give the scale, siting & distance from no. 42 it is considered that the proposed extension will have an adverse negative impact upon the neighbouring property.

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

Application Number F/2000/1047
Conditions/Reasons for Refusal

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

6/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 40 New Wokingham Road Crowthorne.

APPLICATION NUMBER: F/2000/1047

OFFICER: Elaine Connor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

established residential area.
mixture of H. types.

3. DESCRIPTION OF SITE/BUILDING

2st. detached dwelling w. detached gar.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	
Officer: EC	Application No. F/2000/1047

Map No. 108 Site 0:05

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING

Location: 40 NEW WOKINGHAM ROAD

Parish: WOK W/OUT Ward: Wok w/out. ✓ bd4

Applicant: MR/MRS TOMSETT

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

Enforcement Section (9) 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 : 6/4 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 re-apps

NEIGHBOURS: S/N +47, 47a, 49, 42 + 38, New Workingham Rd
2, Aldworth GARDENS
Our Ladys Preparatory School, The AVENUE

6/4

23.MAR2000 1047

Fourth Dimension

ARCHITECTURAL DESIGN

Sydenham House, 95 High Street
Crowthorne, Berkshire RG45 7AD
Telephone: 01344 761727
E.Mail: richard@4thdimension.freeserve.co.uk

Ref: RTH/5136

20 March, 2000

Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berks.

Dear Sir,

RE: EXTENSION: 40 New Wokingham Road, Crowthorne

Please find enclosed six copies of our drawings 5136/ 01 & 02 illustrating proposals for the above project together with copies of relevant forms and certificates to comply with our application for Planning Approval

Also enclosed is a cheque to the value of £95.00 to cover planning charges.

We trust this is to your satisfaction and look forward to hearing from you in due course.

Yours faithfully

Richard T.Hart.
4th Dimension Architectural Design.

ADDRESS ~~LEINSTER~~ TREWANT 40 NEW WOKINGHAM ROAD PARISH WOK/WITHOUT

PLOT No. 3 ORD. SHEET No. SU.8364 (108

BUILDER REMARKED 27.10.92

Plan No.	Applicant	Description of Development	Date of Decision	Decision
849/54	MR. J. SWALLOW	9/APP. DWELLING	17.11.54	N/A C/A
934/55	MESSRS. LOWE & SON	DETACHED HOUSE & GARAGE	12.12.55	APP C/A
PO/326/67	MR. J. O'SULLIVAN	CONSERVATORY	6.7.67	APP. N/A
PO/88/73	"	EXTENDED GARAGE FOR DOMESTIC USE	14.3.73	APP. W/A
98/67032/F	Mr. & Mrs. Tomsett	S/St/S Ext. replacing existing exts.	10.3.98	C/A
98/67739/F	"	S/SL-/R Ext.	3.8.98	C/A
FP98/7483	"	S/SL-/F+R Exts.	11.6.98	REF
FP98/7944	"	S/SL-/R	3.9.98	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

23.MAR2000* 1047

1305 **ENVIRONMENTAL SERVICES**

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME	MR + MRS TOMSETT
	ADDRESS	40 NEW WOKINGHAM ROAD
		CROWTHORNE
		BERKS
	POST CODE	TEL NO
2	AGENT'S NAME	A.H. DRUMMOND ARCHITECTURAL DESIGN
	ADDRESS	15 HIGH ST
		CROWTHORNE
		BERKS
	POST CODE	RG45 7AD TEL NO 01344 761727
3	SITE LOCATION	40 NEW WOKINGHAM ROAD
	We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	CROWTHORNE
		BERKS
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	S/S SIDE 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 MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	BRICK TO MATCH EXIST TILE TO MATCH EXIST
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

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: 4	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 ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 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 complete a full certificate obtainable from Environmental Services

(a) Owner means a person having a freehold interest in 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 4th DIMENSION ARCHITECTURAL DESIGN ON BEHALF OF MR + MRS TOMSETT

DATE 20/3/2000

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐