APPLICATION NO:
F/2000/1633

LOCATION:
33 Crutchley Road, Wokingham

APPLICANT:
Mr & Mrs Langley C/O E G Design Of Ascot

PROPOSAL:
Proposed single storey side/front extension to dwelling plus conversion of garage to utility room/store.

EARLIEST DATE FOR DECISION: **03/07/2000**
28 day exp: 10/07/2000
APPLICATION WILL HAVE EXPIRED ON:
27/07/2000

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Langley
C/O E G Design Of Ascot
The Clockhouse
46 Fernbank Road
ASCOT
Berkshire
SL5 8HE

Application Number: F/2000/1633

Parish: **WOKINGHAM**

Location: **33 Crutchley Road, Wokingham**

Proposal: **Proposed single storey side/front extension to dwelling plus conversion of garage to utility room/store**

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.

Condition
4. The WC window window in the end elevation facing Crutchley Road of the proposed development shall not at any time be glazed other than with obscure glass.

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.

Reason
4. In the interests of the amenities of the occupants of this property and other properties nearby.

John Mitchell
Development Control Manager
Date: 11/07/2000

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.

Revised -

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	1633 NB
BUILDING CONTROL NUMBER.	FP2000/0698 Revised
~~APPLICANT~~/AGENT	E.G. Design
ADDRESS OF SITE	33 Critchley Road WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	S/S side ext + garage conversion

DRAWING NUMBERS	BC	DC
BLOCK PLAN	GWS/1443/00A	GWS/1443/00 A
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	11/2/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	11/2/00.	

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 : Natalie Brown

Application Number : F/2000/1633

Applicant : Mr & Mrs Langley C/O E G Design Of Ascot.

Location : 33, Crutchley Road, , Wokingham.
Proposal : Proposed single storey side/front extension to dwelling plus conversion of garage to utility room/store/WC

Site Notice Displayed ? :

YES	NO	DATE
✓		19/6

Date of Neighbour Notifications : .....

Date of Site Visit : 19/6/2000

Date Registered : 01/06/2000

Earliest Date for Decision : 03/07/2000

Latest Consultation Date/Site Notice Expiry Date : 03/07/2000

This application will have expired on: 27/07/2000. 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 :
WOK TC: No objection subject to sufficient parking provision

highways: 28/6 - conditions

neighbours: none received

Planning Issues : (D'd Sec)
1) Impact upon neighbouring properties } SBE1/2 WBE1
2) Impact the streetscene
3) Impact upon highway safety.

(- front/side extn projecting beyond existing blues towards highway → P.P req'd)

Application Number: F/2000/1633

Appraisal :

Roof :→
2.3 (eaves)
3.35 (ridge)

· Development · conversion of garage to a utility room/store.
- single storey front/side extn forming a porch + study.
The front extn would project 1.2m beyond the existing front line & be 4.9m in width — it will not extend beyond the side line of the existing garage.
The plot is a corner plot with Crouchley Rd & Ward Close. There is a 1.8m ~~wall~~ at the front & tall conifers with Crouchley Rd. The site is well screened at the rear from the road.

1) Impact upon neighbouring properties
The properties are semi-detached & there are no other properties at the side of the property on the side of the proposed extn.
There is therefore considered to be no issues with regard to overlooking/overbearing/overshadowing.

2) Impact upon the streetscene.
There is grassed area at the front & side of the dwelling & tall conifers lining Crouchley Rd. Part of the land at the side of the dwelling would be used for parking & would be shielded by the tree screen.
Materials of the extn would match existing. It is therefore considered that there would be no detrimental impact upon the streetscene.

3) Impact upon highway safety.
The dwelling is 3-bedroomed, the plan shows provision for 2 off-road parking spaces ∴ satisfying the councils parking standards.

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

Application Number F/2000/1633
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	SC01	SR02	
(2)	SC53	SR12	NOBC
(3)	SC23	SR06	PARKING.
(4)	SC20	SR24	WC WINDOW
			AND ELEVATION FACING CRUTCHLEY ROAD

John Mitchell
11/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 33 Crutchley Road Wokingham.

APPLICATION NUMBER: F/2000/1633

OFFICER: Natalie Brown

DATE OF SITE VISIT: 19/6

1 SITE/STATUTORY NOTICE DISPLAYED ? Not in f-garden.

2. DESCRIPTION OF SURROUNDINGS
Semi-D - same design integral side garage with flat roof.

3. DESCRIPTION OF SITE/BUILDING
corner plot with Crutchley Road & Ward close. tall fir/conifer with road. 1.8m fence at front level with f-plane of garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Garage & 2 cars on driveway

LEVELS

BOUNDARY TREATMENT as above

OTHERS well screened at rear (shrubs/trees etc)

(*) PRE-APP ATTACHED (*)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	01 [illegible]
Officer: NAB	Application No. F/2000/1653

Map No. 68A Site ....0:04..
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY SIDE/FRONT EXTENSION TO DWELLING
+ conversion of garage to utility room/store

Location: 33 CRUTCH LEY ROAD

Parish: WOKINGHAM Ward: Norreys. 9.6.2000

Applicant: MR/MRS LANGLEY
Joint cheque with VS/control

Fee 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			
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 : 9.6.2000 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 (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D·P A : .....
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:

.....
.....
Pre-app attached.

NEIGHBOURS:

2x S/N – Crutchley Road + Ward Close
1 & 16 Ward Close
82, 84 Ashridge Road ✓
47, 76 Sarum Crescent
34 Crutchley Road

Received by Wokingham District Council

Application No: F/2000/1633

Proposal:
Proposed single storey side/front extension to dwelling plus conversion of garage to utility room/store.

Location:
33, Crutchley Road, , Wokingham.

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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/07/2000. 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 June 2000

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

Tel:

Date: **09 June 2000**

My ref: F/2000/1633

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2000/1633
33, Crutchley Road, , Wokingham.
Proposed single storey side/front extension to dwelling plus conversion of garage to utility room/store.

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 **Natalie Brown** on .

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1633**
33, Crutchley Road, , Wokingham.
Proposed single storey side/front extension to dwelling plus conversion of garage to utility room/store.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

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

Tel:

Date: **09 June 2000**

My ref: F/2000/1633

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

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33, Crutchley Road, , Wokingham.
Proposed single storey side/front extension to dwelling plus conversion of garage to utility room/store.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel:

Date: **09 June 2000**

My ref: F/2000/1633

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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John Mitchell

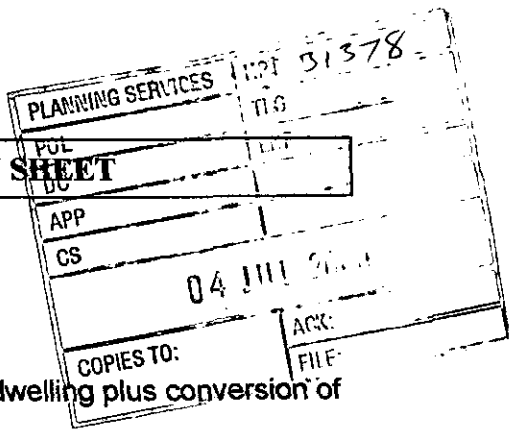
John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1633**
33, Crutchley Road, , Wokingham.
Proposed single storey side/front extension to dwelling plus conversion of garage to utility room/store.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1633

Proposal: Proposed single storey side/front extension to dwelling plus conversion of garage to utility room/store

Site Address: 33 Crutchley Road, Wokingham.

Applicant: Mr & Mrs Langley

Your observations are required in respect of this application by **03/07/2000**

No objection – subject to there being sufficient parking provision

SIGNED: _____ **DATE:** 23/06//00

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 09 June 2000

Application Number: F/2000/1633

Proposal: Proposed single storey side/front extension to dwelling plus conversion of garage to utility room/store.

Parish: WOKINGHAM TOWN

Site Address:
33, Crutchley Road, , Wokingham.

Applicant:
Mr & Mrs Langley C/O E G Design Of Ascot.

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).

SR: 06.

Signed: _____ **Print name:** Stephanie Knowles.

28/06/00.

33, CRUTCHLEY ROAD Plot 41

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
0/54/66			Semi det + garage	27/1/67C			
B/12/68	7270X	14.8.68	Dwellinghouse	14.8.68C	19.8.68		
28977			FENCE (A.L.SMITH)	30.10.67R			
29635			" "	19.3.68G			



Environmental Services

For office use only.
Application number: 01.JUN.2000* 1633

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. and MRS. LANGLEY. 33, CRUTCHLEY ROAD, WOKINGHAM, BERKS. RG40 1XD. 0118 9892295
2	Agent's Name Address and postcode Phone number	E. G. DESIGN of ASCOT, THE CLOCKHOUSE, 46, FERNBANK ROAD, ASCOT, BERKS. SL5 8HE. 01344 882883
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.	33, CRUTCHLEY ROAD, WOKINGHAM, BERKS. RG40 1XD.
4	Give brief details of the proposal for, example, two storey side extension. About the application	SINGLE STOREY SIDE/FRONT EXTENSION
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 ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TILES TO MATCH EXISTING/GREEN FELT. MATCHING BRICK TO WALLS.
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: 3	Proposed: 3
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: [signature]

on behalf of Mr. & Mrs. LANGLEY

Date 26/05/00

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