APPLICATION NO:
F/2001/5300

LOCATION:
68 Gipsy Lane, Wokingham.

APPLICANT:
Mr D Wood C/O 4th Dimension Architectural Design

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: 24 **20/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
11/01/2002

CASE OFFICER: **Heidi Lynch**

APPROVED

No OBS 10/01/02, SV

414

02

RAILEX
Marbleboard

EASIFILE EP7

(HL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Wood
C/O 4th Dimension Architectural Design
95 High Street
Crowthorne
Berkshire
RG45 7AD

Application Number: F/2001/5300

Parish: **WOKINGHAM**

Location: **68, Gipsy Lane, Wokingham.**

Proposal: **Proposed single storey rear 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.

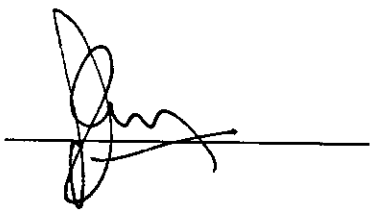
Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 08/01/2002

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.

5300

Tel. 0118 9746394
Fax. 0118 9746401
E-mail: environmentalp&h@wokingham.gov.uk

Date. May 9, 2002

My ref. ljg / 01

file on D
A2001/5300

Mr. D Wood
19 Abbots Drive
Virginia Water
Surrey

Environmental Health Service
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6000
Fax: (0118) 974 6401
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Wood

RE : 68 GIPSY LANE, WOKINGHAM – ACCUMULATIONS OF RUBBISH

I write with reference to a problem with the above property, which we believe you own. Following several complaints from local residents, I visited the above property (Thursday, 9th of May 2002) and witnessed accumulations of old building materials, pallets, newspapers and loft insulation. In my opinion these accumulations may be providing harbourage to vermin. For this reason, I must ask you to remove this rubbish from the site as soon as possible. I would remind you that in this situation we can serve notice under the Prevention of Damage from Pests Act 1949, but we felt that this may hinder the progress of your recent planning application and so decided against it. I hope that in us being 'sympathetic' you will oblige and remove the rubbish at the earliest possible convenience.

Could you please contact me on the above telephone number as soon as possible with details of when you think you will be able to remove the rubbish.

Should you have any other queries or should you require any further information, please do not hesitate to contact me.

Yours sincerely,

Mr. I Gough
Technical Officer
Environmental Services Department

Amended

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

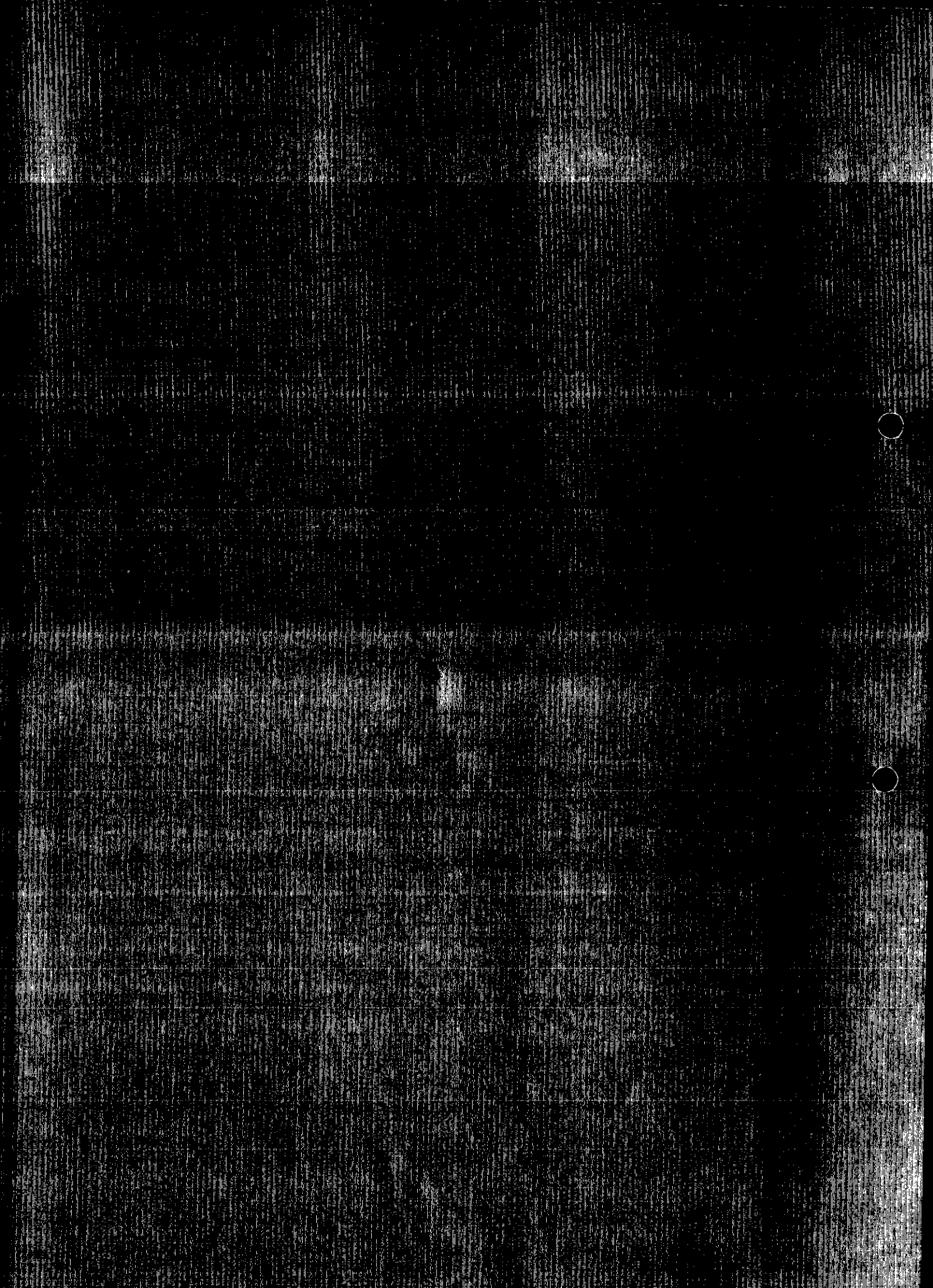
SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	5300, HL
BUILDING CONTROL NUMBER.	FX 2002/2856 Central
~~APPLICANT~~/AGENT	4th Dimension
ADDRESS OF SITE	68 Gipsy Lane WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	s/s rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	5233/03B	5233/03A
FLOOR PLANS	–	–

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/11/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	20/3/02	

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 : Heidi Lynch

Application Number : F/2001/5300

Applicant : Mr D Wood C/O 4th Dimension Architectural Design.

Location : 68, Gipsy Lane, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 16/11/2001

Earliest Date for Decision : 20/12/2001

Latest Consultation Date/Site Notice Expiry Date : 20/12/2001

This application <u>will have expired on</u>: <u>11/01/2002.</u> 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 :

Environmental Health – no objections but recomend condition co70 is attached.

Environment Agency – unlikely landfill gas will presnt a risk to the proposal (previus application consultation reply from EA).
Spoke to Matt Rose from Environment Agency who said to just use the same comments as on the original application in terms of EA's consultation.

Planning Issues : (identified settlement)

Amenity to neighbours } WBE1, WOS3, SBE1, SBE2, ENV
Impact on Street }

Landfill Area

Application Number F/2001/5300
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: 68 Gipsy Lane Wokingham.

APPLICATION NUMBER: F/2001/5300

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 18/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING see previous site visit notes on app n°: 2001/4882

4. RELATIONSHIP TO ADJOINING PROPERTIES

n°70 - side elevation ground floor has bay window to habitable room & doorway to kitchen (windows on rear/flank wall also). These are screened by existing 2.0m high fence so already a loss of daylight.

5. SITE CONSTRAINTS

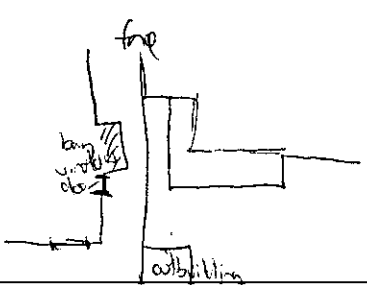
TREES NA

ACCESS/PARKING

LEVELS rises up from street.

BOUNDARY TREATMENT 2.0m high close board fence between n° 68 & 70 which screens proposed extension.

OTHERS



Application Number: F/2000/5300

Appraisal:

The proposed development is a single storey rear extension to a detached dwelling. This is a subsequent application to one that was recently refused on the same site for a two-storey rear extension. The property is located in a residential street and is in an identified settlement. It is bordered to the rear by a park. The surrounding properties in the vicinity include mainly two-storey detached dwellings.

The rear extension will be 4.1m in width across the back of the house and will be 3.8m from the main rear wall of the existing house. It will have a pitched roof with an eave height of 2.5m and a ridge height of 4.0m. It is proposed to place two small windows and a door on the rear elevation of the extension. There will be no windows or doors facing the adjoining properties on the rear extension side walls.

The property boundary between no. 66 and the application site consists of a 1.0m high wooden fence towards the front of the property. A narrow driveway (approximately 3.0m across) on the application site runs alongside this fence until it meets a rundown garage running along the boundary of no.66. This garage starts further back than the rear flank wall of the existing house on the application site. The rear flank wall of the house at no.66 is set back further than the rear flank wall of house on the application site. The proposed rear extension would be 6.0m from the side flank wall of the dwelling house at no. 66.

The other adjoining property is no. 70. The side boundary between the properties towards the rear has a 2.0m high wooden fence running into shrubs. The proposed rear extension will be located approximately 2.0m to the property boundary with no.70 at its closest point. The dwelling on no.70 is located very close to the side boundary with no.68. At its closest point it is only 0.5m away (at the bay dining room window).

1. Impact upon neighbouring properties

The proposed development is most likely to affect nos. 66 and 70 Gipsy Lane. As there are no side elevation windows proposed in the extension, no over-looking or loss of privacy will result to the adjoining properties.

The house at no.66 is located approximately 6.0m away from the proposed extension, meaning there will be little impact in term of daylight effects and bulk and being over-bearing.

The proposed rear extension is of a small scale, being single storey and not covering the entire width of the house. The previous application for a two-storey rear extension was refused due to being over-bearing to no.70 and causing loss in daylight. The dwelling at no.70 is located to the south of the site and has one window at ground floor level in the side elevation of the dwelling facing towards no.68. This window is the only natural light source to a dining room. As no. 70 is located to the south of the application site, the windows on the side of house are already affected by no.68 in terms of shading and blocking natural light. The 2.0m high fence along the side boundary will screen the proposed rear extension from no.70. The existing fence means that the proposed extension will cause no more loss of daylight to no.70 than what already exists on site. As the extension is single storey, it is not considered to be over-bearing on no.70 or of a large scale.

It is therefore considered that there would be significant detrimental impacts upon the neighbouring property (no.70) arising from this development.

2. Impact upon the street scene

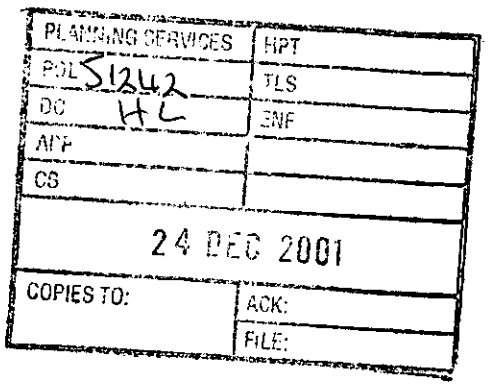
The proposed extension would have a minor impact on the street scene. This is because the rear extension will not be seen from the street. The increased bulk of the house on the application site will therefore have little impact on the street scene.

Recommendation: Approval: ✓ **Refusal:**

ENVIRONMENT AGENCY

Our Ref : SP/2001/004940-1/1
Your Ref : F/2001/5300

Date : 13 December 2001



District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Heidi Lynch

SINGLE STOREY REAR EXTENSION AT 68 GYPSY LANE, WOKINGHAM

Thank you for your letter dated 26th November 2001, received on 28th November 2001. Please quote the following reference in any correspondence: **SU86NW/17/30**.

I have no further comments to add to my previous letter dated 08th November 2001 regarding your consultation reference F/2001/4583, of which a copy is enclosed.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

M. Rose

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: 4th Dimension Achitects Design

ENVIRONMENT AGENCY

Our Ref : SP/2001/004583-1/1
Your Ref : F/2001/4882

Date : 08 November 2001

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

2 STOREY REAR EXTENSION 68 GYPSY LANE, WOKINGHAM

Thank you for your letter dated 24 September 2001, which was received on 27 September 2001. You are asked to quote the following reference in any correspondence: **SU86NW/17/30**. The Environment Agency has the following comments:

ADVICE TO PLANNING AUTHORITY

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU810 679	175 metres	Finchampstead Road, Wokingham	Contains putrescible/household wastes

However, in view of the distance between the landfill and the proposed development, it is unlikely that landfill gas will present a risk to this proposal.

ADVICE TO APPLICANT

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Yours faithfully

JUDITH DENHAM
Development Planning Officer

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

CC: 4TH DIMENSION ARCH. DESIGN

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Received by Wokingham District Council

Application No: F/2001/5300

Proposal:
Proposed single storey rear extension to dwelling.

Location:
68, Gipsy Lane, , 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5300 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/12/2001. 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 be possible for an individual reply to be issued 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

26 November 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5300
CASE OFFICER: Heidi Lynch

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

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

Tel: (0118) 974 6442

Date: **26 November 2001**

My ref: F/2001/5300

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2001/5300
68, Gipsy Lane, , Wokingham.
Proposed single storey rear 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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5300**
68, Gipsy Lane, , Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

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

Tel: (0118) 974 6442

Date: **26 November 2001**

My ref: F/2001/5300

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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/2001/5300
68, Gipsy Lane, , Wokingham.
Proposed single storey rear extension to dwelling.

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Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5300**
68, Gipsy Lane, , Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Heidi Lynch
Development Control

From: John Mullaney
Environmental Heath

Your Ref: F/2001/5285

My Ref:

Date. November 27, 2001

28 NOV 2001
COPIES TO: ACK

PROPOSED: REAR EXTENSION TO DWELLING

LOCATION: 68 GIPSY LANE, WOKINGHAM

According to our records there is one landfill within 190 metres of the site. The site is known as Finchampstead Road and is located at Su 810 679.
In view of the distance of the proposal from the site and the size of the ex landfill, it is unlikely that landfill gas will present a risk to this proposal.

I have no environmental health objections but would recommend that standard planning condition C070 is attached regarding hours of work on site.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 16 NOV 2001	TSB/83 Map No. ..... Site ...0.05....
Officer: HL | Application No. F/2001/5300	Easting: ..... Flood Pln ..... Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 68 GYPSY LANE

Parish: WOKINGHAM Ward: Wescott
26.11.01 B

Applicant: MR D WOOD.

resubmission 2001/4882 ~ refused

Fee Received 00-00 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 : 26.11.03 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health Landfill Cons .....
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

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency Landfill cons. .....

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:

SLN + see map (incl site inside red line).
Pls include P & J. Barnett, 70 Gipsy Lane, Wokingham RG40 2BS

Rec'd PH. 15.11.01

16 NOV 2001 * 5300

Ref: RTH/5233

13 November 2001

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

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

Dear Sir,

RE: EXTENSION: 68 Gypsy Lane, Wokingham

Please find enclosed six copies of our drawings 5233/ 01 & 03A illustrating proposals for the above project together with copies of relevant forms and certificates to comply with our application for Planning Approval.

No fee is enclosed. This is a re-application of No F/2001/4882.

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.

Environmental Services

For office use only.
Application number:
16.NOV.2001* 5500

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	MR. D WOOD.
	Address and postcode	19 ABBOTS DRIVE VIRGINIA WATER SURREY.
	Phone number	
	Agent's Name	4th DIMENSION ARCH. DESIGN.
	Address and postcode	95 HIGH STREET, CROWTHORNE, BERKS. RG45 7AD
	Phone number	01344 761727
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.	68 GYPSY LANE. WOKINGHAM BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	S/S REAR 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.	BRICK + TILE TO MATCH EXTG.
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: 4	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: 4th DIMENSION ARCH. DESIGN.

on behalf of MR. D. WOOD.

Date 12/11/0.

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

ADDRESS 68 Gipsy Lane PARISH Wokingham

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2001/4882				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 16.NOV.2001 * 5300

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	MR. D WOOD.
	Address and postcode	19 ABBOTS DRIVE VIRGINIA WATER SURREY.
	Phone number	
2	Agent's Name	4th DIMENSION ARCH. DESIGN.
	Address and postcode	95 HIGH STREET, CROWTHORNE, BERKS. RG45 7AD
	Phone number	01344 761727
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.	68 GYPSY LANE. WOKINGHAM BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	S/S REAR 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.	BRICK + TILE TO MATCH EXTG.
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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	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

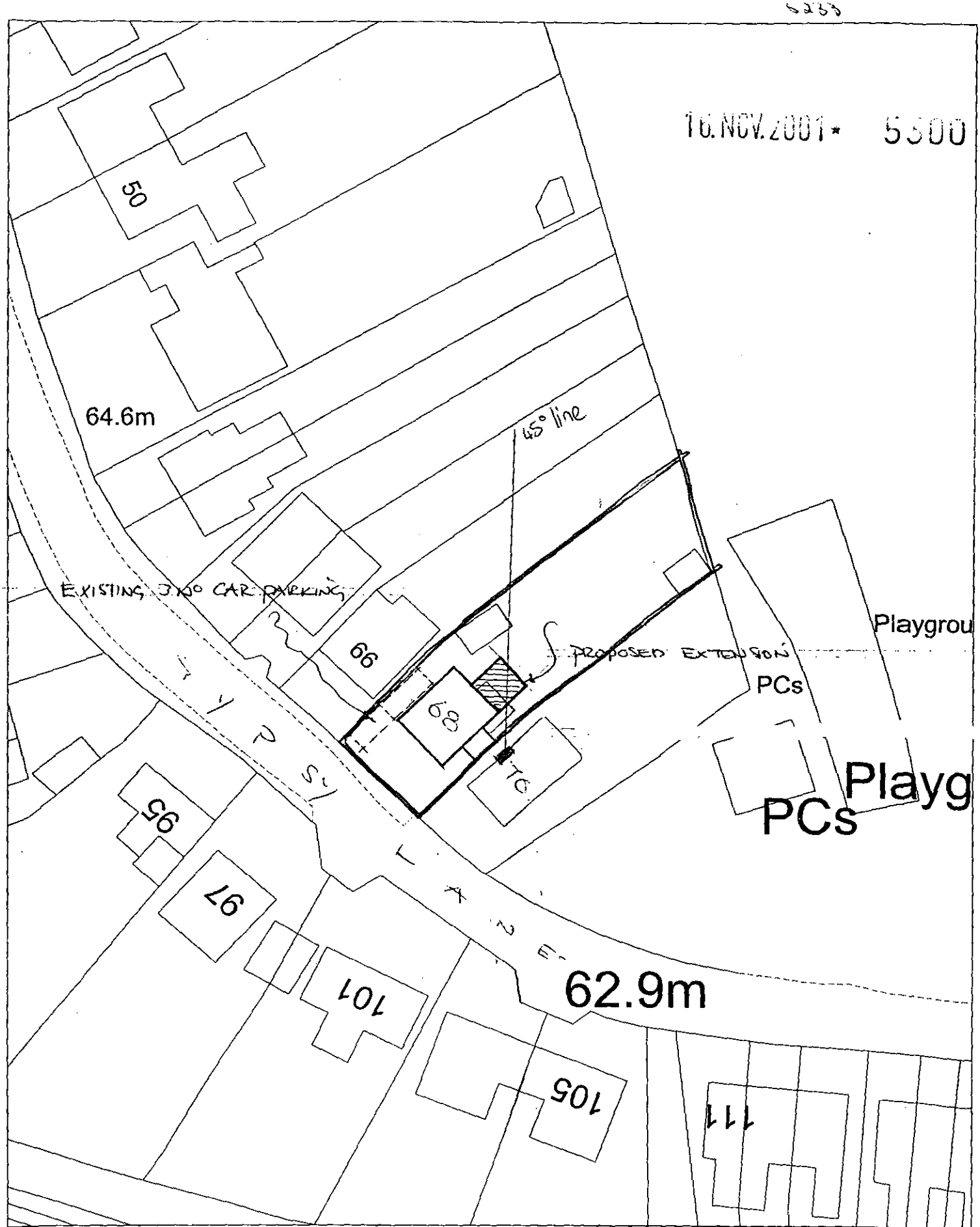
None of the land forms part of an agricultural holding.

Your signature: 4th DIMENSION ARCH. DESIGN.

on behalf of MR. D. WOOD.

Date 12/11/0.

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



Site Plan, Scale: 1 to 500

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Date: 7 September 2001



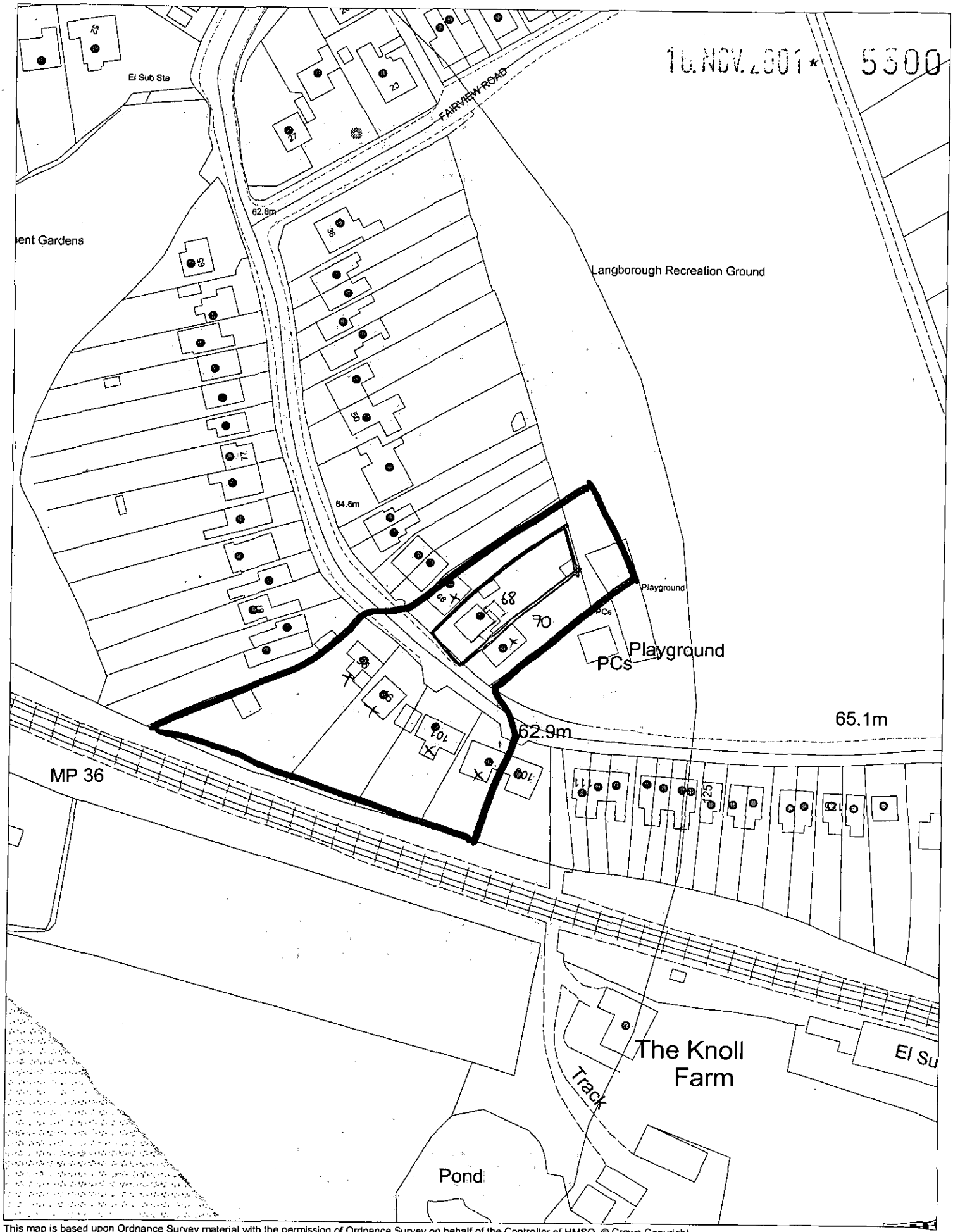
Site Plan, Scale: 1 to 2500

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Date: 7 September 2001

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Development Control Section, Environmental Services, Wokingham District Council.
23 November 2001

Scale: 1 : 1250

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