APPLICATION NO:
F/2001/5561

LOCATION:
198 Reading Road, Wokingham.

APPLICANT:
Mr Ostler C/O Greg Farrell

PROPOSAL:
Proposed erection of a detached garage.

EARLIEST DATE FOR DECISION: **31/01/2002**
End of consultation 4/02/02
APPLICATION WILL HAVE EXPIRED ON:
18/03/2002

CASE OFFICER: **Joanna Medler**

671

D1

RAILEX
Marbleboard

EASIFILE EP7

(JKM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Ostler
C/O Greg Farrell
43
Wendover Way
Tilehurst, Reading
Berks
RG30 4RU

Application Number: F/2001/5561

Parish: WOKINGHAM

Location: 198, Reading Road, , Wokingham.

Proposal: Proposed erection of a detached garage.

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.

Condition
3. *Notwithstanding the provisions of the Town and Country Planning* (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. The garage shall not be occupied until space has been provided within the front garden for vehicles to enter and leave the site in a forward gear and this space shall be retained for this purpose in perpetuity.

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.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. In the interests of highway safety and convenience.

Informative
You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policies LD3
South East Area Local Plan Policies SBE1 and SBE2
Deposit Draft Wokingham District Local Plan PoliciesWBE1 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 05/02/2002

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.

Date: 23 January 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5561

Location: 198, Reading Road, Wokingham.

Proposal: Proposed erection of a detached garage.

Applicant: Mr Ostler C/O Greg Farrell.

Case Officer: Joanna Medler

APPROVED

The new plans show the following: Roof hipped and a render and pebble dash finish similar to existing proerty. Drawing no:Ostler:01A.

Comments are required by 02/02/2002.

Should you have any queries regarding this application please contact the case officer Joanna Medler on (0118) 974 6502.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2001/5561 (Planaps) / (Ludhouse) Date Rec. 11th Jan 01

Location: 198 Reading Road, Wokingham, Berks

Parish

Applicant: Mr. Ostler

Description of attached plans ~~Revised plans~~ Roof hipped and a render and pebble dash finish similar to existing property.

Drawing No's: Ostler : 01 A .

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: As before

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. ~~Y~~ / ~~N~~ (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER JO Medlicott

Consultations Sent by Admin. on 23.01.PS.

Yellow - Part One Copy
Green - Officer's Copy

Building & Design Consultant

Greg Farrell

Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel & Fax 0118 941 6249
Mobile 07967 009862
EMAIL GJFarrell@AOL.com
V.A.T. No. 757 2777 85

ING SERVICES 51690
JXM
11 JAN 2002
PLEASE TO: ACK.
FILE:

Planning Dept
Wokingham District Council
Shute End
Wokingham
Berks
FAO Joanna Medler

REVISED PLAN
5561

10th January 2002

Your Ref: F/2001/5561

Dear Sir

Re: 198 Reading Road, Wokingham, Berks.

Please find enclosed six copies of revised plans for the above property showing amendments requested by my client. These include hipping the roof and having a render and pebble dash finish similar to the existing property. I trust these amendments meet with your approval.

Yours faithfully

Greg Farrell

WORK SHEET FOR : Joanna Medler

Application Number : F/2001/5561

Applicant : Mr Ostler C/O Greg Farrell.

Location : 198, Reading Road, , Wokingham.
Proposal : Proposed erection of a detached garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		15/1/02

Date of Neighbour Notifications : .....

Date of Site Visit : 15/1/02

Date Registered : 21/01/2002

Earliest Date for Decision : 31/01/2002

Latest Consultation Date/Site Notice Expiry Date : 31/01/2002

This application will have expired on: 18/03/2002. 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 :

Highways - recommend appoval with conditions

Planning Issues :

Neighbouring Properties : BSP - LD3
WDLP - WBE1, WOS3
SEALP - SBE1, SBE2

Streetscene : BSP - LD3
WDLP - WBE1, WOS3
SEALP - SBE1, SBE2

Highways

Subject to
revised plans

Application Number: F/2001/5561

Appraisal :

① Development: The proposal is for the erection of a detached garage, replacing the existing wooden structure which is partly demolished. The proposed garage measures 4m wide, and 7m in length. These measurements are 1m wider than the existing construction but the same length.

② Impact upon neighbouring properties: The proposed garage is to be built in place of the existing wooden garage, which lies along the boundary to No. 208. The proposed garage is the same size as the existing, and has a hipped roof proposed as an amendment to the gable end roof. The boundary to No. 208 consists of panel fencing approximately 1.75m in height, up to the garage of No. 208, whose wall then acts as the boundary line. The impact to the neighbouring properties will be minimal, and partly obscured by the boundary, subject to the revised plans OSHet: 0149

③ Impact upon streetscene: The impact upon the streetscene will be minimal, as the proposed garage is set approximately 15m back from the pavement. There is also planting along the boundary to the pavement, and a wooden gate which will partly obscure the proposal.

④ Highways: The proposal meets parking standards.

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

Application Number F/2001/5561
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	Full Permission - 5yrs
2	C014	R014	External finishes to match
3	C049	R049	Garage(s) to be retained for vehicle parking
4	C138	R138	Garage / turning area.

RECORD OF SITE VISIT

SITE ADDRESS: 198 Reading Road Wokingham.

APPLICATION NUMBER: F/2001/5561

OFFICER: Joanna Medler

DATE OF SITE VISIT: 15/1/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes -

2. DESCRIPTION OF SURROUNDINGS Detached 2 storey houses in large plots - detached / attached garages.

3. DESCRIPTION OF SITE/BUILDING Detached 2 storey dwelling. Fairly large front garden - in position of proposed garage - large single wooden structure / garage. falling down.

4. RELATIONSHIP TO ADJOINING PROPERTIES No. 196 - would not be effected. No. 200 has single storey extension to boundary of 198 for a garage.

5. SITE CONSTRAINTS

TREES ✓

ACCESS/PARKING See plan

LEVELS ✓

BOUNDARY TREATMENT panel fencing 1.75m high

OTHERS Wall of 200 - garage.

Overhead cable but not low enough to effect garage proposal.

21.DEC.2001* 5561

CONFIDENTIAL

APPLICATION NUMBER.....

- [✓] **PRE-APP**
- [ ] **POST-APP**
- [ ] **SAIF**
- [ ] **OTHER**

1648

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 19 March 2001
My ref: NB/MLT/Wokingham/Post- App (F/2000/1375)

Mr Ostler
198 Reading Road
Wokingham
Berks

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 Mr Ostler,

PROPOSED DETACHED DOUBLE GARAGE AT FRONT OF 198 READING ROAD, WOKINGHAM

I refer to your meeting with Natalie Brown on 6 March 2001 with reference to the refusal of a detached garage at the above site.

The original (existing garage) at the property has been in existence prior to 1975. A like for like replacement would be considered but a garage as per your previously refused plans is unlikely to gain a favourable outcome given its bulk, size and massing even if the width were reduced, as a double garage frontage would still be present.

There is now preference against any structures forward of the building line because of their adverse impact on the street scene, so we unable to directly compare the garages built at 208 Reading Road (approved under consent 33415 in 1989) and 196a Reading Road (approved under consent 05075 in 1976), due to the fact that they were given consent more than 10 years ago.

I hope this information is of assistance to you, however, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. Should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

ADDRESS 198A READING ROAD PARISH WOK E

PLOT No. ORD. SHEET No. 68

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01674	MISS O. FLACK	S/L. DET HOUSE & GARAGE	26.11.74	R
02285	"	"	30.3.75	R
03319	"	"	21.7.75	R
05075	MR. D.G. SPRING	"	26.8.76	C/A
05221	"	CARAVAN	26.8.76	TP 3.8.77
AR5460	"	DET HOUSE & GARAGE	17.9.76	APP

DATE OF COMPLETION

MINISTRY DECISION 03319 - APPEAL GRANTED - 1.6.76

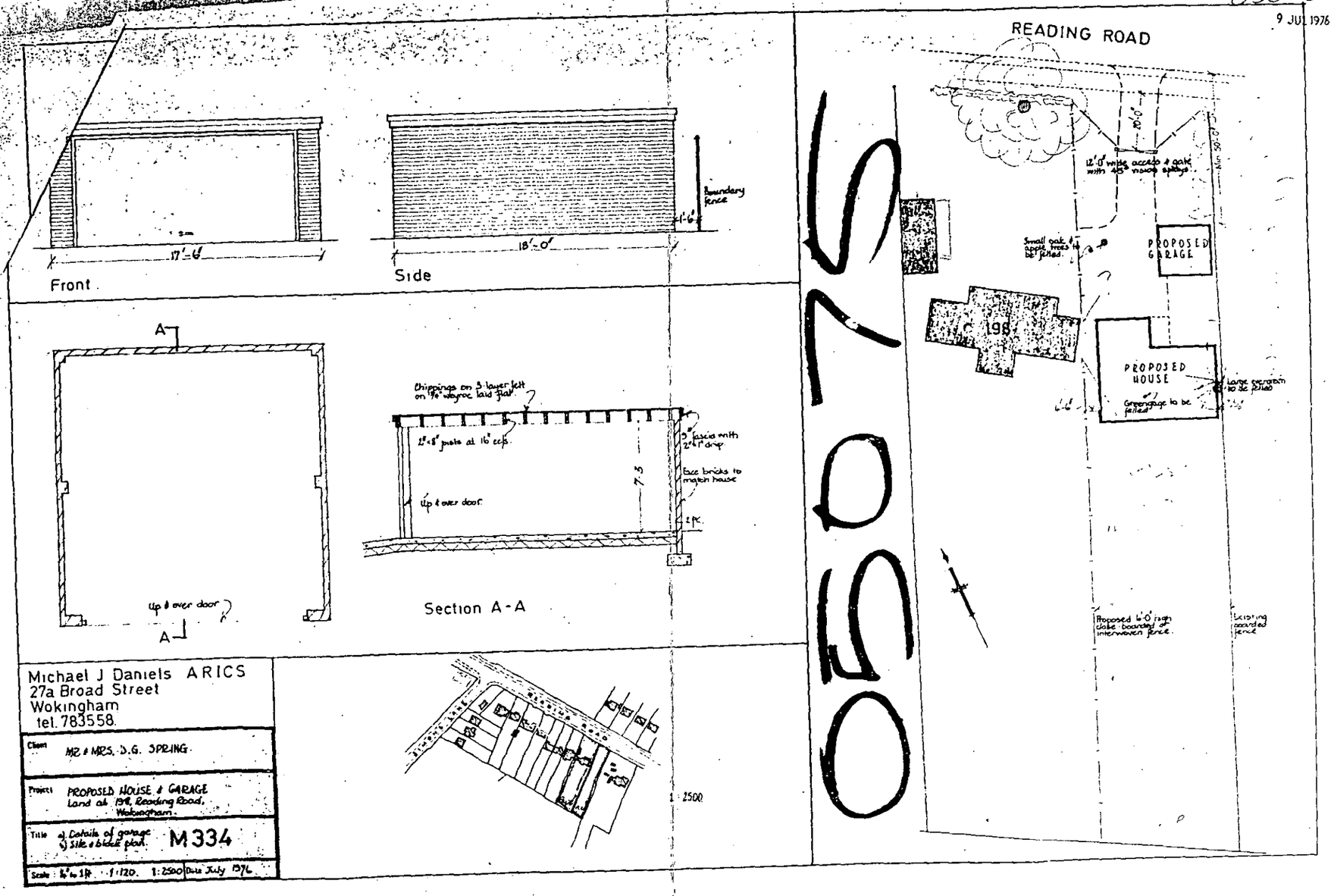
SPECIAL ORDERS TPO 116

DRAINAGE

091074

05075

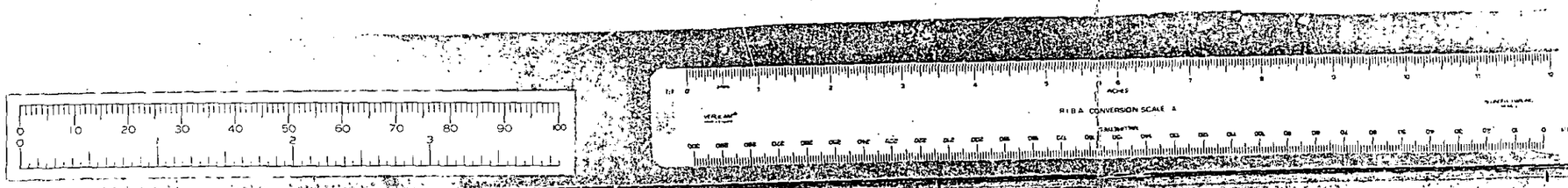
9 JUL 1976



Michael J Daniels ARICS
27a Broad Street
Wokingham
tel. 783558.

Client	MR & MRS. D.G. SPRING
Project	PROPOSED HOUSE & GARAGE Land at 198, Reading Road, Wokingham.
Title	a) Details of garage b) Site & block plan. M334
Scale	1/4" to 1 ft. 1:120. 1:2500 Date July 1976

05075



1A2 1A3

ADDRESS 198 READING ROAD

PLOT No.

PARISH WOK

BUILDER

ORD. SHEET No. 68

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP 1327	Miss OH Flack	Conv. to SC flat	8/5/57	C/A
		SEE 196A		
01674	ADJ. 198 - T.P.O. 116 ↓ Miss OH Flack			
02285	do	O/A Hse on Village of 198	28/11/74	REF
03319	"	do	30/3/75	N/A REF
05075	MR. D.G. SPRING	DET. DWELLING GARAGE - PART OF	2.10.75	N/A REF
05221	"	DET. DWELLING HOUSE & GARAGE	26.8.76	N/A C/A
BR 5460	"	CARAGAN	26.8.76	N/A 31.8.77
F/2000/0631	Mr & Mrs Ostler	House with garage 2/st rear ext	17.9.76	APP N/A
DATE OF COMPLETION			11.04.00	C/A
MINISTRY DECISION	03319 Appeal Allowed (C/A) 1.6.76			
F/2000/1375	Mr. & Mrs. Ostler	S/St S. Ext & erect det Gar. Dem. of exist outhouse & Gar	12.06.00	REF
F/2000/1872	Mr & Mrs Ostler	S/St R. Ext.	25.08.00	C/A

198 Reading Rd - double garage.

- Home: 9792972
- Mobile: 07768 150 987.

- willing to reduce height
- width.

SV to check relationship with N° 200 & check house N°s with detached garages.

ADDRESS 208 READING ROAD

PARISH WOK

ORD. SHEET No. 68

PLOT No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
M/F 3457	L D Welham	House & garage	12/3/53	Cpp
TP 526		CONSERVATORY	23.9.46	APP N/A
BR 5484	MR. D. WILLOUGHBY	BH & ALTERATIONS	9.3.84	REF N/A
BR 22052	"	"	17.4.84	APP N/A
BR 22496	"		8.9.89	C/A
33415			17.4.89	~~APP~~
BRA 7187	MR. P. O'CONNOLL	GARAGE	10.1.90	Ref
34876			4.1.90	Ref.
BRA 8288	"	BUNGALOW TO HOUSE	9.7.90	C/A
35892		"	2.7.90	APP
BRA 9032	"			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

D
EG

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

To: MR P O'CONNELL
C/O MR G BROWNE
6 ROTHERFIELD AVENUE
WOKINGHAM
BERKS RG11 1EY

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No 33415 (F)

Proposal:
ERECTION OF A DOUBLE GARAGE
208 READING ROAD, WOKINGHAM

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971.(3R)

02 All the materials to be used in the elevations of the proposed development shall match those on the existing dwelling to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(6)

02 REASON To ensure that the materials are in keeping with those existing.(4R)

03 The garage hereby permitted shall be used as a domestic garage only and it shall not be used for business purposes nor for any other purpose without the prior written permission of the District Planning Authority.(64)

03 REASON In the interests of amenity and to ensure that the garage is retained for use in accordance with the District Planning Authority's parking standards.(64R)

04 No trees or shrubs on the land shall be removed, felled, lopped or topped and no other thing shall be done on the land likely to harm or

continued/-

Application 33415 continued

damage the trees, unless the District Planning Authority have so agreed in writing. Each tree or shrub felled, destroyed or severely damaged without such approval shall within the next planting season be replaced by another healthy, semi-mature tree or shrub as the case may be, of similar species. If within a period of 5 years any replacement tree or shrub dies, is removed or becomes seriously damaged or diseased, it shall be further replaced with another healthy tree or shrub as the case may be, of such size and species as may be agreed with the District Planning Authority.(190)

04 REASON To ensure the satisfactory retention of existing trees and shrubs and in the interests of visual amenity.(190R)

05 Before the development hereby permitted commences, the existing trees and shrubs which are required to be retained on the site shall be protected from damage by the erection of fencing to coincide with the crown spreads to the satisfaction of the District Planning Authority. Such fencing shall be retained and maintained in good repair throughout the development of the site. The natural soil levels shall be maintained over the roots of the trees and shrubs and furthermore, no plant, vehicles, materials or other items shall be parked or deposited under the protected trees and shrubs. If any trenches for services are required within the fenced areas, they shall be excavated and back filled by hand, and any tree roots with a diameter of 25 mm or more shall remain unsevered and undisturbed.(192)

05 REASON To ensure that the trees and shrubs, including the roots thereof, are not damaged during building operations.(191R)

06 The vehicle turning area within the site, as shown on the approved drawing, is to be provided before the development is completed.

06 REASON In the interests of road safety.(550R)

07 The existing access(es) to the site shall be stopped up and abandoned and footway and verge crossings shall be reinstated to the satisfaction of the District Planning Authority, immediately after completion of the new access. (C18)

07 REASON In the interests of road safety.(550R)

INFORMATIVE:-

The District Engineer at Wellington Road, Wokingham (Tel: Wokingham 786833) should be notified and details of access construction approved by him before any work is carried out within the highway.(801)

continued/-

tion 33415 continued

13 JUN 1989

District Planning Officer

N.B. A statement of the applicant's rights is attached

mission or approval is for the purposes of the Town and Country Planning
l only. Approval may also be required under the Building Regulations.

IVE: If the planning permission relates to the erection or
on of a building, then the following section applies:-

E ACT 1986 - SECTION 32: ACCESS FOR FIRE BRIGADE

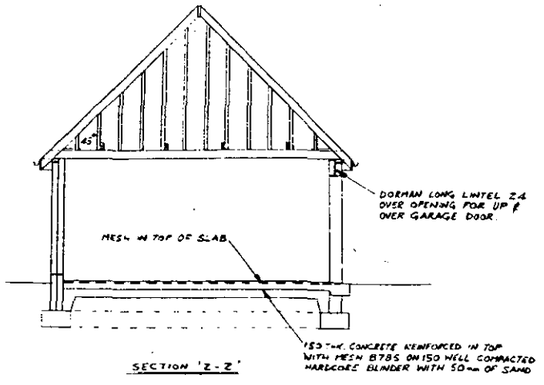
As provided in subsection (2) below, where plans for the erection
s of a building are deposited with a district council in
ce with building regulations, the district council shall reject
s unless, after consultation with the fire authority, they are
d that the plans show:-
there will be adequate means of access for the fire brigade to the
ding or, as the case may be, to the building as extended; and
the building or, as the case may be, the extension of the building
not render inadequate existing means of access for the fire brigade
neighbouring building.

equirement concerning means of access to a building or to a
ing building shall be made under this section in the case of a
to be erected or extended in pursuance of a planning permission
pon an application made under the Act of 1971, unless notice of
sions of this section is endorsed on or accompanies the planning
n.

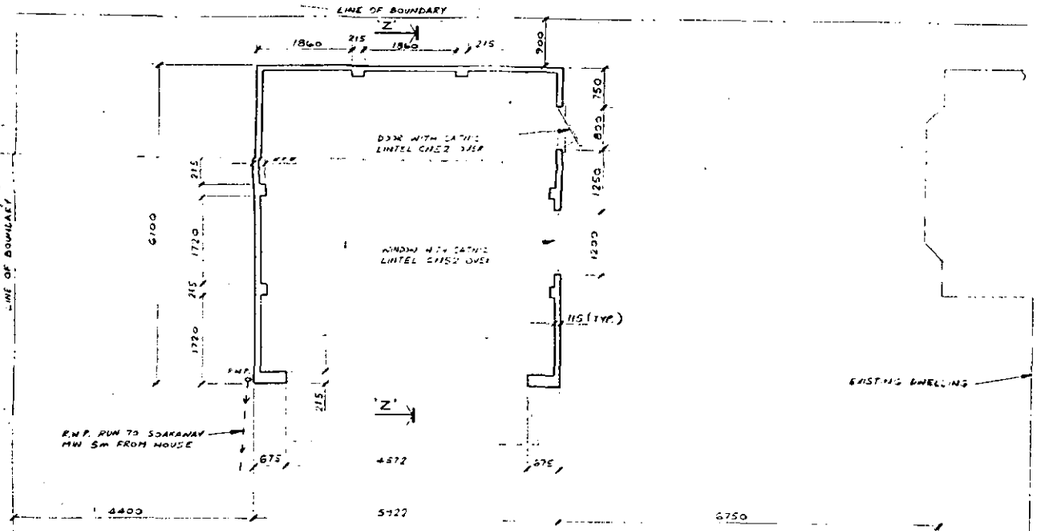
on 16(7) and (8) and section 36(2) to (6) of the Building Act 1984
f rejection or passing of plans and enforcement of requirements)
y as if this section were a section of the said Act of 1984.

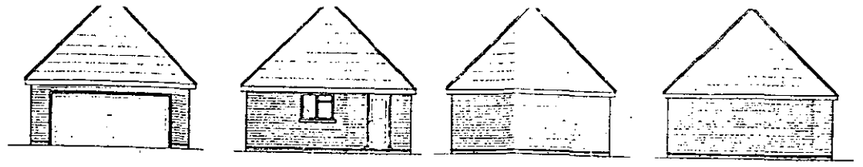
e person aggrieved by the action of the district council in
plans under this section may appeal to a magistrates' court.

s section references to the adequacy or inadequacy of means
for the fire brigade shall be construed as references to a
ccess adequate or, as the case may be, inadequate for use for
ing purposes by members of one or more fire brigades and their



SECTION 'Z-Z'





33415

11 APR 1989

25 APR 1989

SPECIFICATION :-

FOUNDATIONS :- FOOTINGS 400 WIDE x 300 THK. x 525 DEEP MIN. FLOOR SLAB 150 THK. CONCRETE ON 150 THK. WELL COMPACTED REJECT STONES BLINDED WITH 50mm SAND. FLOOR TO BE REINFORCED USING B785 MESH. MESH TO BE EMBEDDED IN THE CONCRETE & TO GIVE 50mm CONCRETE COVER TO REINFORCEMENT FROM THE TOP OF THE SLAB. ALL CONCRETE TO BE GRADE 25 USING ORDINARY PORTLAND CEMENT WITH MAX. SIZE OF COARSE AGGREGATE 20mm

D.P.C. :- ASBESTOS BITUMIN TO B.S. 743

BRICKWORK :- 115 & 215 THK FACE BRICK TO MATCH EXISTING HOUSE.

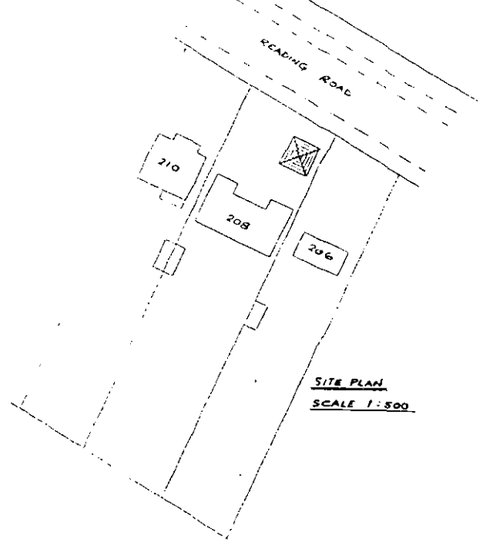
LINTELS :- DORMAN LONG & CATNIC STEEL WITH 150 MIN. END BEARING.

ROOF :- 150 x 50 JOISTS AT 400 CTRS. 100 x 50 WALL PLATES. 150 x 50 BINDERS AT 1500 CTRS. 150 x 50 RAFTERS AT 400 CTRS. 150 x 50 JACK RAFTERS AT 400 CTRS. 100 x 75 ANGLE TIES. 180 x 40 RIDGE BOARD 30 x 5 ANCHOR STRAPS G.I.S. GALV. AT 1800 CTRS. COVERED WITH UNTEARABLE ROOF FELT. TREATED TIMBER BATTONS. CONC. ROOF TILES TO MATCH EXISTING HOUSE.

NOTE: ALL ROOF TIMBERS TO BE PRESSURE TANILISED.

DOORS & WINDOWS :- MAGNET STANDARD JOINERY OR SIMILAR APPROVED

R.W.P. :- RANGE OF OSMA GUTTERS & DOWNPIPES OR SIMILAR APPROVED. GUTTER SIZE Ø115 OUTLET SIZE Ø63 RUN TO SOAKAWAY MIN. 5m FROM HOUSE. PIPE LAID IN PEA SHINGLE MIN. FALL 1:40



SITE PLAN
SCALE 1:500

SCALE 1:50 & 1:100

PROPOSED ERECTION OF DOUBLE GARAGE AT:-

208, READING ROAD,
WOKINGHAM,
BERKS.

FOR MR. P. O'CONNELL

HIGHWAYS CONSULTATION SHEET

From: Joanna Medler **Date:** 07 January 2002

Application Number: F/2001/5561

Proposal: Proposed erection of a detached garage.

Parish: WOKINGHAM TOWN

Site Address:
198, Reading Road, , Wokingham.

Applicant:
Mr Ostler C/O Greg Farrell.

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).

C049, R049
C138, R138.

Signed: _____ **Print name:** ADAM 16/01/02

* PRE-APP ATTACHED *

Application Number : F/2001/5561	**Map No :** 68
Case Officer : JKM	**Site Area :** 0·15
Valid Date : 21-12-01	**Received Date: 21/12/2001**

Level : Delegated Application

Description : Proposed erection of a detached garage.

Location : 198, Reading Road, , Wokingham.

Parish : WK **Ward : EVE** 7.1.02 B.

Applicant : Mr Ostler C/O Greg Farrell.

Fee Required: £95 **Fee Received: £0** Resubmission but 2000/1375 over a year ago.

Additional: £95-00 **or Refund:** .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 7.1.02 -B.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

● Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

●

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

S/N + see map

+ address list attached

OTHERS

Pre-app attached

Applicationo	Name & Address
F/2000/1375	D M Chandler 205 Reading Road Wokingham RG41 1LJ
F/2000/1375	R Doran 200 Reading Road Wokingham Berks RG41 1LH

APP REFUSED LETTER
SENT 22/06/00

ADDRESS 198 READING ROAD PARISH WOK

PLOT No. ORD. SHEET No. 68

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP 1327	Miss O H Flack	Convert to S.C. flat	8/5/67	C/A
	SEE 196A			
	ADJ. 198 - T.P.O. 116			
01674	Miss O H Flack	O/A Hse on cartilage of 198	28/11/74	REF
02285	do	do	30/3/75	N/A REF
03319	"	DET DWELLING GARAGE PART OF	2.10.75	N/A REF
05075	MR. D.G. SPRING	DET DWELLING HOUSE & GARAGE	26.8.76	N/A C/A
05221	"	CARACAN	26.8.76	N/A T.P. 31.8.77
BR 5460	"	House with garage	17.9.76	APP N/A
F/2000/0631	Mr & Mrs Ostler	2/st rear ext	11.04.00	C/A

DATE OF COMPLETION

MINISTRY DECISION 03319 Appeal Allowed (C/A) 1.6.76

F/2000/1375	Mr. & Mrs. Ostler	S/St S. Ext & erect det Gar. Dem. of exist outhouse & Gar	12.06.00	REF
F/2000/1872	Mr & Mrs Ostler	S/St R. Ext.	25.08.00	C/A

5561

Environmental Services

For office use only.
Application number: 21 DEC 2001 • 5561

Householder planning application form

21 DEC 2001

WOKINGHAM DISTRICT COUNCIL

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 OSTLER 198 REDLANDS ROAD WOKINGHAM
	Agent's Name Address and postcode Phone number	Greg Farrell 43 Wendover Way Tilehurst Reading Berks RG30 4RU Tel & Fax 0118 941 6249
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.	AS APPLICANT
4	Give brief details of the proposal for example, two storey side extension About the application	DETACHED GARAGE
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 & TILES
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: N/A	Proposed:
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.		
	Re Application F/2000/1375		
	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 OSTLER

Date 20/12/01

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

21.DEC.2001★ 5561



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Development Control Section, Environmental Services, Wokingham District Council.

3 January 2002 Scale: 1 : 1250

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