Hon.
Consult Harold.

APPLICATION NO:
F/2001/3359

LOCATION:
235 Reading Road, Winnersh Wokingham.

APPLICANT:
J D Read C/O Andesign

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **17/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/04/2001

CASE OFFICER: **Helen Pollock**

APPROVED

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

J D Read
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 1HS

Application Number: F/2001/3359

Parish: **WOKINGHAM**

Location: **235, Reading Road, Winnersh, 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.

Condition
3. The kitchen window in the south east elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. 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 Policy EN1.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 12/04/2001

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.

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

J D Read
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 1HS

Application Number: F/2001/3359

Parish: **WOKINGHAM**

Location: **235, Reading Road, Winnersh, 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.

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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.

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John Mitchell
Development Control Manager
Date: 12/04/2001

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.

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/3359

Applicant : J D Read C/O Andesign.

Location : 235, Reading Road, Winnersh, Wokingham.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		06/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 06/03/01

Date Registered : 12/02/2001

Earliest Date for Decision : 17/03/2001

Latest Consultation Date/Site Notice Expiry Date : 17/03/2001

This application will have expired on: 09/04/2001. 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 :

2 neighbour objections from 237 + 233 → loss of light to family room of 237
→ loss of light to Courtyard of 233
→ overlooking of 233, by window in NE aspect.

There could be some loss of light to 237, but the existing windows are already small + obscure glazed ∴ impact should be minimal.

N° 235 is to the west of 233 so could not have light blocked by east.

I think they must mean the proposed window in the SE elevation + this is to be obscure glazed ∴ will not overlook.

Planning Issues :

1) impact upon neighbouring properties
2) impact upon street scene.

Application Number: F/2001/3359

Appraisal:

The proposed development is for a single storey rear extension. Enclosing the existing covered store area to the rear of the property, to form a family room, creating a link between the existing house and new enclosure to extend the kitchen, and erecting a conservatory to the rear of the newly enclosed area. The proposed kitchen extension would be 2.5m long, 3.6m wide, with a pitched roof 2.2m to the eves and 3.5m to the ridge and would join the existing kitchen to the proposed family room. The new kitchen is proposed to have double doors opening into an existing courtyard area, and an obscurely glazed window facing out onto the existing boundary wall (height approximately 1.8metres). The existing covered store area is to be infilled to form a family room (as has already been done to the neighbouring properties). The proposed pitched roofed conservatory would stand 2.3m to the eves and 3.2m to the ridge and be 3.4m long by 2.9m wide.

The property is a mid terrace two storey house and was built as part of the Walter Estate, the property is not within the Wokingham conservation area and is not listed but does form an important part of Wokingham's heritage.

1. Impact upon neighbouring properties

A letter of objection has been received from both of the neighbouring properties. The occupiers of 233 raised several issues, the planning ones being: a) The proposed pitched roof will restrict natural light from their courtyard; This is not felt to be the case as the proposal is to the West of 233 and therefore light should not be obscured by the proposal. b) The proposed new window in the SouthEast elevation of the kitchen would be overlooking; This window is proposed to be obscurely glazed (and will be conditioned to remain so) and only around 200-300mm of the window will actually be above the level of the existing boundary wall. The occupiers of 237 feel that the proposed extension may further restrict light to their rear rooms, I believe this to a valid comment and do acknowledge that there may be some degree of light loss, however only one very small window would be newly affected and the degree of light lost is not substantial enough to warrant refusal. It is therefore considered that there would be no significant adverse effects upon neighbouring properties.

2. Impact upon the character of the street scene

The proposed extension would not be visible from Reading Road. The materials used would match existing and it is therefore considered that there would be no adverse effects upon the character of the street scene.

(I Have also Consulted Herald, who is happy that the Proposal is in keeping with the existing building)

Approval: ✓ **~~Refusal:~~**

Application Number F/2001/3359
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C045	R045	'kitchen' 'SouthEast'

• Rear w.

◦ Side window to next property that is not a cottage also has a single storey flat roofed ext.

- neighbouring cottage to right no rear ext.
- To left uses flored area as room already + no. of single storey flat roofed con..

- enclosed garden - 2m privet to left - Conifers to left.
- building no windows to rear.

+ Small out building to right. → 1m close boarded fence between outbuilding + hedge ≈ 3-4m.

→ Although these properties are outside of the Conservation area + are not listed, they are part of Wokingham's heritage as cottages that once formed part of the Walter Estate → I have for this reason confired with Harold Saunders about the proposal. Although Harold would have liked to have seen more detail on the application he was in principle happy with the proposal, as being in keeping with the existing property + not detrimental to fabric of the historic building.
(Harold would ideally like to see these properties listed).

→ check history of 237, is there link or ext?

→ check 21586.

RECORD OF SITE VISIT

SITE ADDRESS: 235 Reading Road Winnersh Wokingham.

APPLICATION NUMBER: F/2001/3359

OFFICER: Helen Pollock

DATE OF SITE VISIT: 06/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on front wall.

2. DESCRIPTION OF SURROUNDINGS Residental, along main Rd, into work

3. DESCRIPTION OF SITE/BUILDING mid Terrace property. 2 Storey house, (part of the Walter estate)

4. RELATIONSHIP TO ADJOINING PROPERTIES
Terrace with 233 + 237 Reading Rd.
With a fully enclosed County yard to the rear between the 2 neighbouring properties.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING Several on driveway

LEVELS N/A

BOUNDARY TREATMENT 2m high privet hedge boundary to 233 + ≈2-3m of close boarded 1m high fence before hedge (closest to HSE)

OTHERS 2+ m high conifers to boundary with 237.

Tel. 0118 974 6443 (Direct Line)

Date. 30 August, 2001

My ref. CD/FP2001/1585(3359)

J D Read
235 Reading Road
WOKINGHAM
Berkshire
RG41 2TN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Sir/Madam,

SINGLE STOREY REAR EXTENSION AT 235 READING ROAD, WOKINGHAM

On checking your Building Regulations Application Number FP2001/1585 against the approved Planning Application F/2001/3359,I am writing to inform you that a new Planning Application is required. The planning officer considers that the proposal is materially different from the Approved Planning Number, which cannot be dealt with as a minor amendment.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 14 September. There will be no fee for the application if it is submitted within 12 months of the Planning Approval. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

The Building Control Department have informed me that building work started in June. Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3359.	HP.
BUILDING CONTROL NUMBER.	FP 2001/1585	Paul
~~APPLICANT~~/AGENT	Andesign	
ADDRESS OF SITE	235 Reading Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC revd 26/6/01	DC
BLOCK PLAN	AH/E/3112B	AH/E/3112A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? Seen HP & Mike Thorp.	BC - revised scheme	
DATE	30/8/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	30/8/01		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New

COMMENCED ON SITE	15/6/01
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. (0118) 974 6469 (Direct Line)
Fax. (0118) 974 6484
Email. Neil.Etherington@wokingham.gov.uk
Date May 9, 2001
My ref. NE/PP/442/WH/R

Mr & Mrs T A Gilmore
Cedar Cottage
233 Reading Road
Winnersh
Wokingham
Berkshire RG41 1MS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr & Mrs Gilmore

SILVER BIRCH AT 233 READING ROAD, WINNERSH

Thank you for inviting me to your home to inspect the Silver Birch growing in the back garden.

The tree appears to be in good health and is an attractive feature of your garden. It is not significant enough in views from public view points such as Reading Road to be able to include in a Tree Preservation Order.

British Standard 5837: 1991 'Guide for trees in relation to construction' recommends that for a tree of this size, age and vigour, construction works such as excavations for foundations, should be kept a minimum of 4.5 metres from the centre of the tree's trunk. The Standard allows for this distance to be reduced by up to one-third on one side only in appropriate circumstances.

Tree roots are opportunistic and grow where conditions are favourable. I would expect the majority of the roots from the Silver Birch to be in the top 600mm of soil depth. They will probably extend to a distance equivalent to about half the height of the tree, primarily into the lawn area within your property and the patio area at 235. The nearby buildings will almost certainly limit rooting in other directions.

The neighbour's extension is shown as being approximately 3 metres from the Birch. Whilst this is closer than is ideal, I consider it likely that as the tree is in such good health and vigour, it should be able to tolerate the damage caused to its root system by excavations for the foundations.

Mr & Mrs Gilmore

May 9, 2001

If at any time you are concerned about the health of the tree, please call me and I will be happy to inspect and advise.

Yours sincerely

Neil Etherington

NEIL ETHERINGTON
Senior Arboriculturist

cc: F/2001/3359

Received by Wokingham District Council

Application No: F/2001/3359

Proposal:
Proposed single storey rear extension to dwelling.

Location:
235, Reading Road, Winnersh, 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/03/2001. 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 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

21 February 2001

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

Tel: 0118 974 6480

Date: **21 February 2001**

My ref: F/2001/3359

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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/2001/3359
235, Reading Road, Winnersh, 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3359**
235, Reading Road, Winnersh, 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 Earnshaw

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

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

Tel: 0118 974 6480

Date: **21 February 2001**

My ref: F/2001/3359

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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

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235, Reading Road, Winnersh, Wokingham.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Helen Pollock** Application Number: **F/2001/3359**
235, Reading Road, Winnersh, 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 Eke

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

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

Tel: 0118 974 6480

Date: **21 February 2001**

My ref: F/2001/3359

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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

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235, Reading Road, Winnersh, Wokingham.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Helen Pollock** Application Number: **F/2001/3359**
235, Reading Road, Winnersh, 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 Malvern

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

237 Reading Road
Wokingham
Berkshire
RG41 1HS

0118 979 2639

Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

14th March 2001

Attention of: Helen Pollock
Reference F/2001/3359

Dear Madam,

I wish to register my objection to the above planning application at 235 Reading Road, Winnersh, Wokingham.

The work will take place to a party wall and, when complete, the proposed structure will further restrict light into the rear family rooms in my property, which is already so dark as to require the lights switched on on all but the brightest of days.

Yours sincerely,

Julian Browne

PL... ...VICES	NPT
PSL	VLS
DC HP	INF
APP	
CS Obs	
19 M... 2001	
COPIES TO:	ACK: ✓
	FILE:

Recd 10.15 Am 16.3.01

HP
APP 0b3
2001
COPIES TO:
ACK:
FILE:

Mr & Mrs T.A. Gilmore
Cedar Cottage
233 Reading Road
Winnersh, Wokingham
Berkshire RG41 1HS
Tel. 0118 979 0532
Fax 0118 978 4309

Environmental Services Department
Planning Services PO Box 157
Shute End, Wokingham
Berkshire RG40 1WR

14th March 2001

For the Attention of: **Helen Pollock**

Application Number: **F/2001/3359**

Dear Madam

We wish to register the following objections to the above planning application at 235 Reading Road Winnersh, Wokingham.

1. Our main concern is that the proposed new family room is adjacent to an existing party wall behind which imminently will house our study/office.
2. The proposed structure will be incorporating a pitched roof that will restrict natural light entering our courtyard.
3. The proposed window on the north east aspect will overlook our property and is only one metre from the boundary.
4. We are also concerned that the proposed footings will destroy the roots of a mature silver birch tree that is approximately 40' – 50' high and at least 20 years old.
5. Mr Read does not have any formal access to the rear of his property apart from through his house. There is a connecting gate from our garden that we erected for use by emergency services only.

Should you need any further information please do not hesitate to contact us.

Yours sincerely

Mr T. A. Gilmore

Mrs C.P. Gilmore

Environmental Services

For office use only.
Application number: 12.FEB.2001 * 3559

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	J.D. READ
	Address and postcode	235 READING ROAD WOKINGHAM BERKS RG41 1HS
	Phone number	9781824
	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM BERKS RG41 2TN
	Phone number	9784165
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 ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY 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.	TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☒
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☒

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: NO CHANGE	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.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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
MR S. GILMORE	233 READING ROAD WOKINGHAM	9/2/2001
MR J BROWN	237 READING ROAD WOKINGHAM	9/2/2001

None of the land forms part of an agricultural holding.

Your signature: (ANDESIGN) on behalf of MR J.D. READ

Date 9/2/2001

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

WOKINGHAM U.D.

ADDRESS 235 READING ROAD PARISH ~~WINNERSH~~

PLOT No. ORD. SHEET No. SU 7968 69

BUILDER Old Property

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
21586	MR.G.PHILLIPS	2/ST EXTENSION	26.7.84	N/A	CP
BR22905	"	REPAIRS, REPLACEMENTS ETC.	15.6.84	APP	N/A
BR23253	"	2/ST. EXTENSION	20.8.84	APP	N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 12 FEB 2001	Map No. 68 Site 0.04
Officer: HP / Application No. F/2001/3359	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: 235 READING ROAD

Parish: WOKINGHAM Ward: Emmbrook

Applicant: J READ

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

(2)

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 : ..... 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 (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 .....

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:

..... S/N + See map .....
.....
.....
.....
.....
.....
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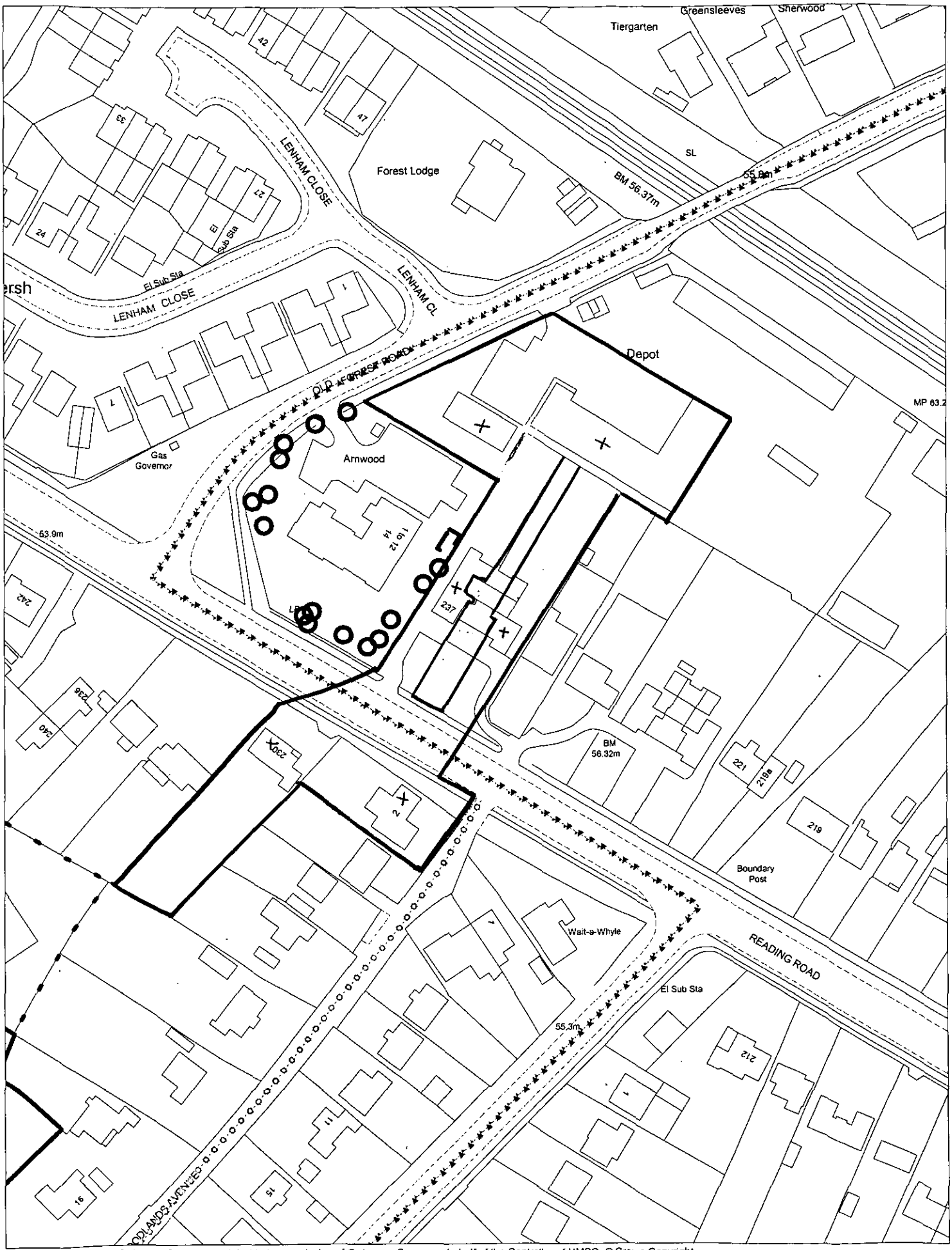
.....
.....



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Development Control Section, Environmental Services, Wokingham District Council.

14 February 2001

Scale: 1 : 1250

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