SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
F/2001/3453

LOCATION:
Bear Place Cottage Linden Hill Lane, Hare Hatch Wargrave.

APPLICANT:
Mr & Mrs Sambell C/O Glynn Buckle Associates

PROPOSAL:
Proposed conversion of 2 dwellings into one with two storey rear extension, single storey side conservatory and detached garage plus dormer extension to dwelling and porch extension (Amendment to consent 2000/0013)

EARLIEST DATE FOR DECISION: **30/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
25/04/2001

CASE OFFICER: **Joss Miller**

(JM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Sambell
C/O Glynn Buckle Associates
Barclays Bank Chambers
Maryport Street
USK
Monmouthshire
NP15 1AB

Application Number: F/2001/3453

Parish:	**WARGRAVE**
Location:	**Bear Place Cottage, Linden Hill Lane, Hare Hatch, Wargrave**
Proposal:	**Proposed conversion of 2 dwellings into one with two storey rear extension, single storey side conservatory and detached garage plus dormer extension to dwelling and porch extension (Amendment to consent 2000/0013)**

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. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

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. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

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 Policies OS1, EN1, C4
Loddon Area Local Plan Policies LTV1, LBE1
Green Belt Local Plan Policy 9
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell
Development Control Manager
Date: 09/05/2001

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.

Enclosed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3453	JM
BUILDING CONTROL NUMBER	A 2001/1512	Andy
~~APPLICANT~~/AGENT	Glyn Buckle Associates	
ADDRESS OF SITE	Bear Place Cottages Linden Hill Lane HARGRAVE	
DESCRIPTION OF PROPOSED WORK	Convert two dwellings to one with two storey rear ext, s/s side conservatory + detached garage plus dormer ext + porch ext (amendment to consent 2000/0013).	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		623/P/01
ELEVATIONS	623/P/08A 623/P/07	623/P/08B 623/P/07A
FLOOR PLANS	623/BR/10A 623/BR/11	623/P/05 623/P/06A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	9/5/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	22/6/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	22/1/01
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Joss Miller

Application Number : F/2001/3453

Applicant : Mr & Mrs Sambell C/O Glynn Buckle Associates.

Location : Bear Place Cottage, Linden Hill Lane, Hare Hatch, Wargrave.

Proposal : Proposed conversion of 2 dwellings into one with two storey rear extension, single storey side conservatory and detached garage plus dormer extension to dwelling and porch extension (Amendment to consent 2000/0013)

Site Notice Displayed ? :

YES	NO	DATE
✓		16/3.

Date of Neighbour Notifications : 6/3.

Date of Site Visit : 18/3

Date Registered : 28/02/2001

Earliest Date for Decision : 30/03/2001

Latest Consultation Date/Site Notice Expiry Date : 30/03/2001

This application will have expired on: 25/04/2001. 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 :

Wargrave PC - No comment

Planning Issues :

Effect on street scene & neighbouring properties.

Application Number: F/2001/3453

Appraisal :

This application is for the conversion of 2 dwellings into one, a 2 storey rear extension, single storey side conservatory, dormer, porch and detached garage.

Neighbours
There are no dwellings within visible distance of the applicants dwelling, therefore there will be no overlooking, overshadowing or overbearing issues in relation to neighbouring properties.

Green belt.
The conversion of 2 dwellings to one does not require planning permission. The proposed development involves an increase in floorspace of 21% which is considered acceptable. The development is of a design which is in keeping with the existing property and, therefore any impact on the character of the area would be minimised.

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

Application Number F/2001/3453
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C153	R153	

RECORD OF SITE VISIT

SITE ADDRESS: Bear Place Cottage
Linden Hill Lane Hare Hatch Wargrave.

APPLICATION NUMBER: F/2001/3453

OFFICER: Joss Miller

DATE OF SITE VISIT: 18/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes bottom of drive.

2. DESCRIPTION OF SURROUNDINGS
Rural area — Green belt.

3. DESCRIPTION OF SITE/BUILDING
2 small cottages surrounded by countryside

4. RELATIONSHIP TO ADJOINING PROPERTIES Conv. doesn't require planning permission. The 2/s extn has been reduced from the previous one but a dormer window & porch has been added.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT Trees & shrubery on boundary.

OTHERS

Existing floorspace.

ground floor 128.73m²
first floor 106.7 m²

Total existing floorspace

235.43m²

Proposed floorspace (ground)

Dining 2.1 x 3.9 = 8.19
3.1 x 1.2 = 3.72
Utility 0.5 x 1.4 = 0.7
3.4 x 1.7 = 5.78
Living 2.6 x 1.3 = 3.38
3.1 x 3.0 = 9.3
2.6 x 1.9 = 4.94
Porch 2.7 x 1.1 = 2.97

(first floor)

Bed 2 2.1 x 3.9 = 8.19
3.1 x 1.2 = 3.72

Total proposed floorspace

50.89m²
286.32m²

% increase = 21%

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

Tel: (0118) 974 6463

Date: 2/5/01

My ref: F/2001/3453

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

CONFIDENTIAL

CS

03 MAY 2001

COPIES TO: | ACK: | FILE:

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: F/2001/3453
Bear Place Cottage, Linden Hill Lane, Hare Hatch, Wargrave.
Proposed conversion of 2 dwellings into one with two storey rear extension, single storey side conservatory and detached garage plus dormer extension to dwelling and porch extension (Amendment to consent 2000/0013)

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 14/5/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2001/3453**
Bear Place Cottage, Linden Hill Lane, Hare Hatch, Wargrave.
Proposed conversion of 2 dwellings into one with two storey rear extension, single storey side conservatory and detached garage plus dormer extension to dwelling and porch extension (Amendment to consent 2000/0013)

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 2-5-01

Councillor F Browne

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6463

Date: 2/5/01

My ref: F/2001/3453

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

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: F/2001/3453
Bear Place Cottage, Linden Hill Lane, Hare Hatch, Wargrave.
Proposed conversion of 2 dwellings into one with two storey rear extension, single storey side conservatory and detached garage plus dormer extension to dwelling and porch extension (Amendment to consent 2000/0013).

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6463

Date: 2/5/01

My ref: F/2001/3453

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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/2001/3453
Bear Place Cottage, Linden Hill Lane, Hare Hatch, Wargrave.
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I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 14/5/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2001/3453**
Bear Place Cottage, Linden Hill Lane, Hare Hatch, Wargrave.
Proposed conversion of 2 dwellings into one with two storey rear extension, single storey side conservatory and detached garage plus dormer extension to dwelling and porch extension (Amendment to consent 2000/0013)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

FROM: Joss Miller

DATE: 06 March 2001

DELEGATED

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/3453

Proposal: Proposed conversion of 2 dwellings into one with two storey rear extension, single storey side conservatory and detached garage plus dormer extension to dwelling and porch extension (Amendment to consent 2000/0013).

Site Address: Bear Place Cottage, Linden Hill Lane, Hare Hatch, Wargrave.

Applicant: Mr & Mrs Sambell C/O Glynn Buckle Associates.

Your observations are required in respect of this application **by 30/03/2001** .

No comment.

SIGNED: _____ DATE: 19/3/01

Clerk To Wargrave Parish/Town Council.

HIG[redacted]YS CONSULTATION SHEET

From: Joss Miller **Date:** 06 March 2001

Application Number: F/2001/3453

Proposal: Proposed conversion of 2 dwellings into one with two storey rear extension, single storey side conservatory and detached garage plus dormer extension to dwelling and porch extension (Amendment to consent 2000/0013)

Parish: WARGRAVE PARISH

Site Address:
Bear Place Cottage, Linden Hill Lane, Hare Hatch, Wargrave.

Applicant:
Mr & Mrs Sambell C/O Glynn Buckle Associates.

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).

Comments as per app no. 2000/0013.

Signed: _____ **Print name:** Adam Coggins 12/3/01

Received by Wokingham District Council

Application No: F/2001/3453

Proposal:
Proposed conversion of 2 dwellings into one with two storey rear extension, single storey side conservatory and detached garage plus dormer extension to dwelling and porch extension (Amendment to consent 2000/0013)

Location:
Bear Place Cottage, Linden Hill Lane, Hare Hatch, Wargrave.

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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2001. 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

06 March 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~13 FEB 2001~~ 28 FEB 2001	Map No. 22 Site 127
Officer: ~~AEE~~ JM | Application No. F/2001/3453	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: *

(F) PROPOSED ^ DORMER EXTENSION TO DWELLING AND PORCH EXTENSION (AMENDMENT TO CONSENT 2000/0013)

* CONVERSION OF 2 DWELLINGS INTO ONE WITH TWO STOREY REAR EXTENSION, SINGLE STOREY SIDE CONSERVATORY, DETACHED GARAGE PLUS

Location: BEAR PLACE COTTAGES BATH ROAD LINDEN HILL LANE

Parish: WARGRAVE Ward: Wargrave 6.3.01 JJ.

Applicant: MR/MRS SAMBELL

00-00 amendment to consent 2000/0013

Fee Received 95-00 Required 00-00 Additional ..... Refund 95-00 returned 20/2/01

(4)

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		28 FEB 2001	
5	Elevation plans	NW elevation shows 3 doors — but 2 of these are shown as windows on ground floor plan		
6	Floor plans	SW elevation — porch not shown ^ new 1st floor rear and front dormers not shown. — lounge window shown on elevation but not in floor plan		
7	Metric scale disclaimer	NE elevation — porch not shown ^ new 1st floor rear dormer not shown	20/2/01	
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 6.3.01 FB. 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: (Green Belt)

.....

.....

..... No pre-apps. .....

NEIGHBOURS:

..... S/N + See map (pls include addresses within red line)
.....
.....
.....
.....
.....
.....
.....
.....
.....

Glynn Buckle Associates
Architectural Technicians

Barclays Bank Chambers
Maryport Street
Usk
Monmouthshire
NP15 1AB

Tel: 01291 673424
Fax: 01291 671050

Our Ref: 623/WGB/AB.
Your Ref: JM/MA/F/2000/0013.
Date: 22 February 2001.

28 FEB 2001

Development Control Manager,
Wokingham District Council,
P. O. Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR.

28.FEB.2001 3453

For the attention of Mrs. C. Hurst - Senior Technical Assistant.

Dear Sir,

RE: PROPOSED ALTERATIONS AT BEAR PLACE COTTAGES.

Thank you for your letter dated 20 February and I enclose six copies of drawings as perviously submitted, with the following drawings amended.
623/P/07A - North and South West Elevations.
623/P/08B - North and South East Elevations.

For your information, it is proposed to remove two of the doors on the ground floor and replace with glazed screens as indicated (North West Elevation).

Yours faithfully,

W. Glynn Buckle. MBIAT. ACIOB.

Glynn Buckle Associates
Architectural Technicians

Barclays Bank Chambers
Maryport Street
Usk
Monmouthshire
NP15 1AB

Tel: 01291 673424
Fax: 01291 671050

Our Ref: 623/WGB/AB.
Your Ref: JM/MA/F/2000/0013.
Date: 12 February 2001.

Development Control Manager,
Environmental Services Department,
Woking District Council,
P. O. Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR.

For the attention of Ms. Joss Miller.

Dear Sir,

RE: PROPOSED AMENDMENTS TO BEAR PLACE COTTAGES, LINDEN HILL, LINDEN LANE, WARGRAVE. APP. REF: F/2000/0013.

Thank you for your letter dated 15 December 2000 in respect of the above. As requested I attach a detailed application in respect of the new dormer and porch on the North West Elevation. In support of the application I enclose the following information.

1). Six copies of the Householder Application Form duly completed and signed.
2). Six copies of drawing nos. 623/P/01 to 623/08 inclusive.
3). Six copies of the site location plan.
~~4). My client's cheque in the sum of £95.00 being the planning fee payable.~~

Should you require any further information, please do not hesitate to contact me.

Yours faithfully,

W. Glynn Buckle. MBIAT. ACIOB.

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £60-00 No fee required. Fee paid on 2000/0013 ☑

11) The following floor plans are required: ☐

12) The following elevational plans are required: * ☑

See below

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

CHurst.

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

NW elevation shows 3 doors but 2 of these are shown as windows on ground floor plan.

SW elevation - porch not shown & new 1st floor front & rear dormers not shown. Lounge window shown on elevation but not on floor plan.

NE elevation - porch not shown and new 1st floor rear dormer not shown.

Please make plans tie up. Which are correct?

ADDRESS 1 BEAR PLACE COTTAGES KILN GREEN PARISH WARGRAVE
off BATH ROAD

PLOT No. ORD. SHEET No SU 8178 (2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/0013	The Hon P Pennant	Conv. 2 dwellings into 1 + 2 s/s rear sto dwellings s/s s ext form cons + erection of Det. garage	6.6.00	GA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 2 BEAR PLACE COTTAGES KILN GREEN PARISH WARGRAVE
off BATH ROAD

PLOT No. ORD. SHEET No SU 8178 (22

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/0013	The Hon P Pennant	Conv. 2 dwellings into 1 + 2 s/s rear sto dwellings s/s s ext form cons + erection of Det. garage	6.6.00	GA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

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 & MRS S. SAMBELL
	Address and postcode	28 COPSE MEAD, WOODLEY READING BERKSHIRE RG5 4RF
	Phone number	
	Agent's Name	GLYNN BUCKLE ASSOCIATES,
	Address and postcode	BARCLAYS BANK CHAMBERS, MARYPORT STREET USK MONMOUTHSHIRE NP15 1AB.
	Phone number	01291 673424.
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.	BEAR PLACE COTTAGES, LINDEN HILL LANE, HARE HATCH, WARGRAVE BERKSHIRE RG10 9XP
4	Give brief details of the proposal for example, two storey side extension. About the application	NEW DORMER & PORCH EXTENSION TO NORTH WEST ELEVATION (PREVIOUS APP. NO. F/2000/0013)
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.	FACING BRICK - TO MATCH EXISTING. OAK JOINERY - WINDOWS & DOORS ROOF - CONCRETE PLAIN TILE TO MATCH EX.
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 ☐ AS PREVIOUS APPROVAL.

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please 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. S. SAMBELL.

Date 11 FEB 2001.

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3453**
CASE OFFICER: **Joss Miller**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

TITLE NUMBER

BK363958

WOKINGHAM

N

ORDNANCE SURVEY MAP REFERENCE: SU8178NW

SCALE 1:1250 Enlarged from 1/2500

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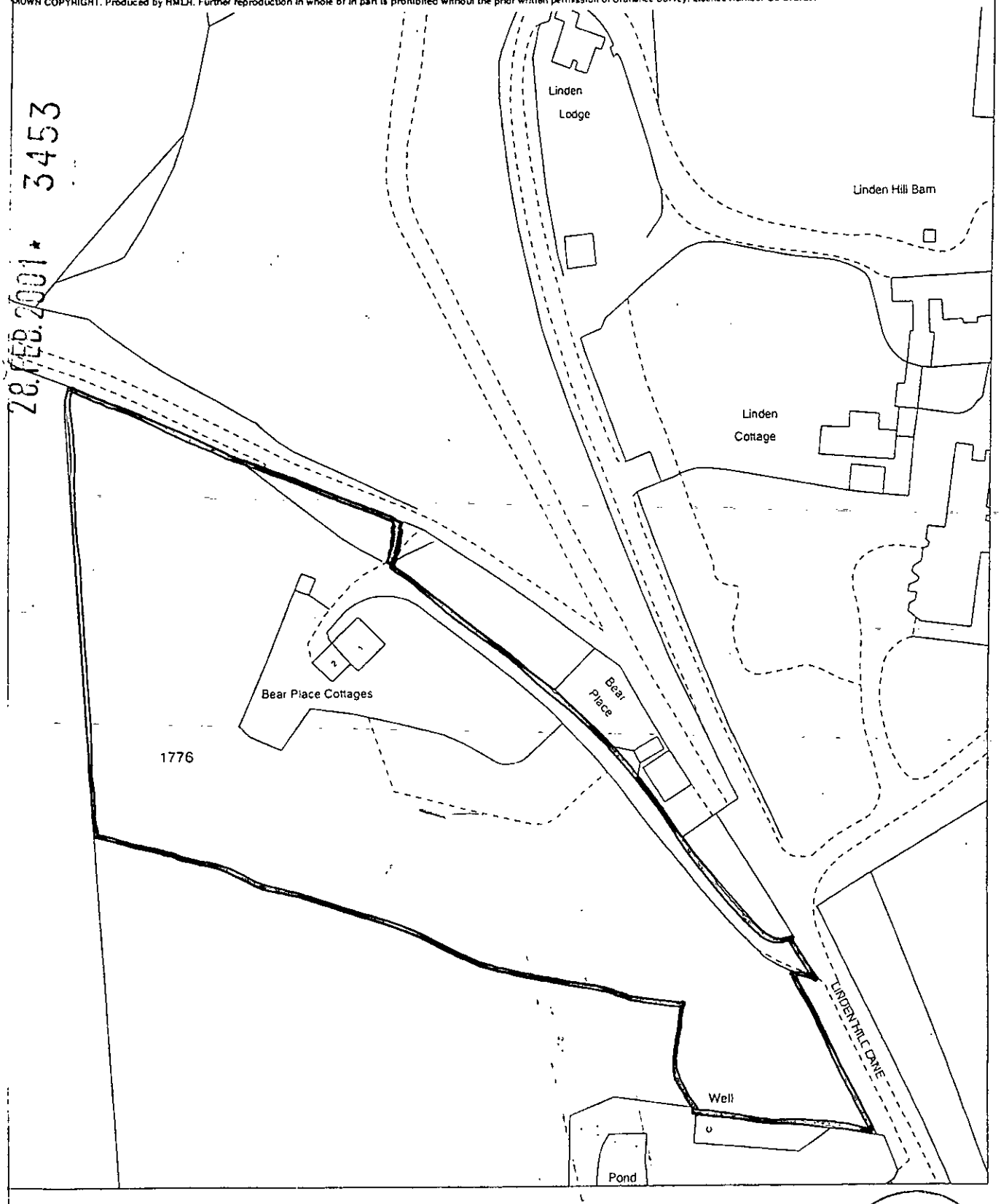
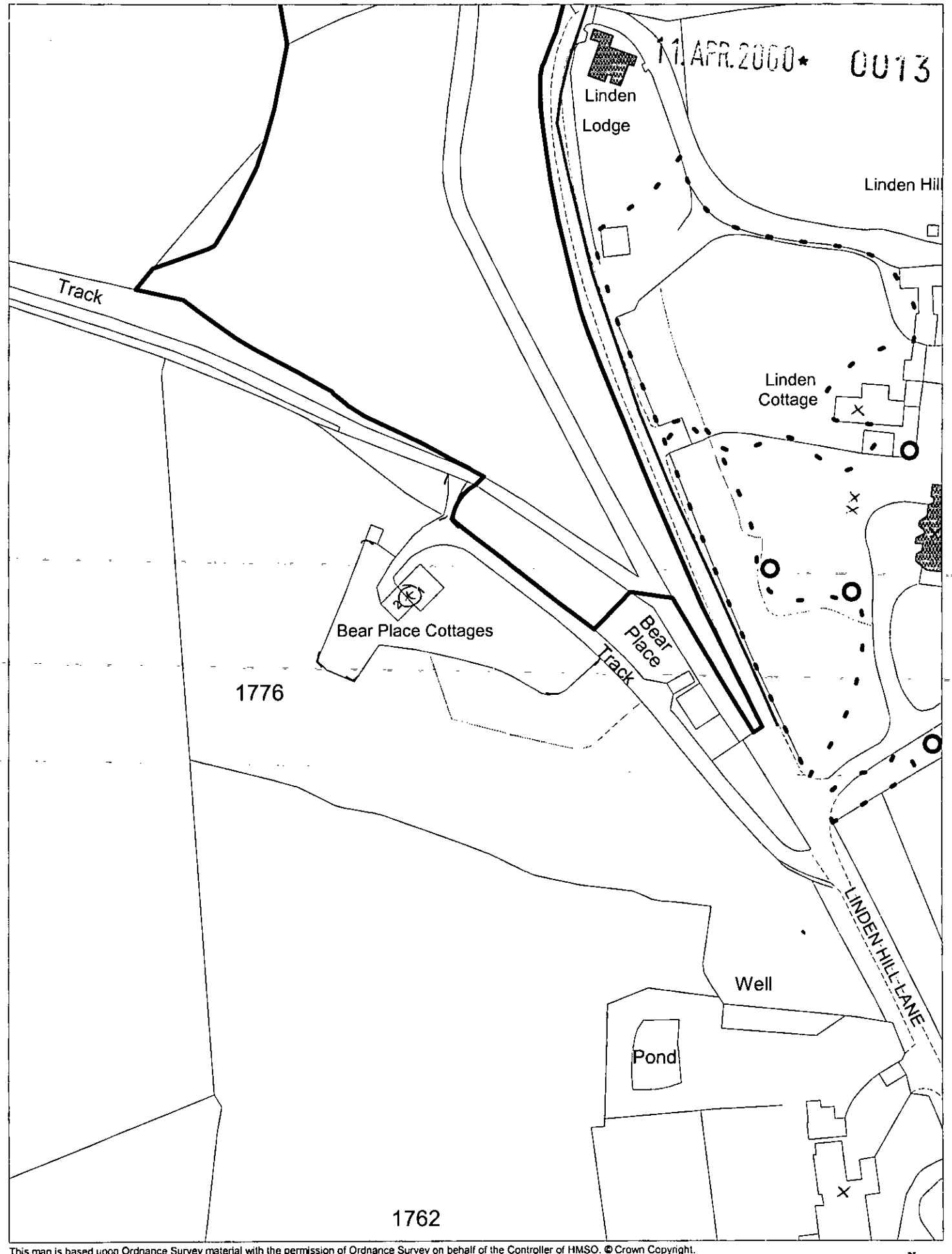
28.FEB.2001 * 3453



H.M. LAND REGISTRY
P.P. 7.2000



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Development Control Section, Environmental Services, Wokingham District Council.
18 April 2000 Scale: 1 : 1250

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