APPLICATION NO:
F/2000/1478

LOCATION:
47 Bearwood Road, Wokingham.

APPLICANT:
Mr S Pocock C/O West London Estates

PROPOSAL:
Proposed raising of roof and provision of first floor to dwelling.

EARLIEST DATE FOR DECISION: **16/06/2000**

APPLICATION EXPIRY DATE: **05/07/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE FP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr S Pocock
C/O West London Estates
2b Prospect Street
Caversham
READING
Berkshire
RG4 8JG

Application Number: F/2000/1478

Parish: **BARKHAM**

Location: **47 Bearwood Road, Wokingham**

Proposal: **Proposed raising of roof and provision of first floor 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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
4. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

Condition
5. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
6. The bathroom windows in the ground floor side elevation and first floor front elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of highway safety.

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

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

Reason
6. In the interests of residential amenity.

John Mitchell
Development Control Manager
Date: 04/07/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

29926

WEST LONDON ESTATES
CHARTERED BUILDING SURVEYORS

WL estates

HPT
TLS
ENF
DC ✓ EC
30 MAY 2000
COPIES TO:
ACK:
FILE:

PACSIMILE TRANSMITTAL SHEET

TO: ELAINE CONNOR	FROM: MUSTAFA
COMPANY: WDC – PLANNING DEPT	DATE: 26TH MAY 2000
FAX NUMBER: 0118 974 6484	TOTAL NO. OF PAGES INCLUDING COVER: ONE
PHONE NUMBER: 0118 974 6451	SENDER'S REFERENCE NUMBER: 617-01
RE: 47 BEARWOOD ROAD – F/2000/1478	

☐ URGENT ☑ *FOR REVIEW* ☑ *PLEASE COMMENT* ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

DEAR ELAINE,

THANKS FOR YOUR LETTER OF 22ND MAY 2000.

YOUR QUERY ON THE COMPLIMENTS SLIP ENCLOSED STATES THAT THE UTILITY ROOM PLANS & ELEVATIONS DO NOT CORRESPOND. I HAVE CHECKED THIS AND FIND THERE TO BE NO PROBLEM.

PERHAPS YOU COULD GIVE ME A CALL ON TUESDAY TO CLARIFY THIS.

REGARDS

Mustafa

MUSTAFA

Tel: Tue. 30th
E.C.

2B Prospect Street, Caversham, Reading, RG4 8JG
Tel: 0118-946-4000 Fax: 0118-946-4001
e-mail: wle@ukgateway.net

Received by Wokingham District Council

Application No: F/2000/1478

Proposal:
Proposed raising of roof and provision of first floor to dwelling.

Location:
47, Bearwood Road, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/06/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

22 May 2000

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

Tel: (0118) 974 6451

Date: **22 May 2000**

My ref: F/2000/1478

CONFIDENTIAL

Councillor Miller
12 Silver Birches
Elizabeth Park
Barkham
RG41 4YZ

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

Dear Councillor

Application Number: F/2000/1478
47, Bearwood Road, , Wokingham.
Proposed raising of roof and provision of first floor 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 **Elaine Connor** on **(0118) 974 6451**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2000/1478**
47, Bearwood Road, , Wokingham.
Proposed raising of roof and provision of first floor to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Miller

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

See Officer file for plans

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 22 May 2000

Application Number: F/2000/1478

Proposal: Proposed raising of roof and provision of first floor to dwelling.

Parish: BARKHAM PARISH

Site Address:
47, Bearwood Road, , Wokingham.

Applicant:
Mr S Pocock C/O West London Estates.

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).

SC23 [parking and garaging / turning]
SR13

SC33 SR14
SC34 SR14.

Signed: A. Linnell **Print name:** A LINNELL

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Connor@wokingham.gov.uk
Date. 14 December, 2000
My ref. BC/DC/2000/1478
Your ref.

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

Mr S Pocock
c/o Mustafa Chaudhary
West London Estates
2b Prospect Street
Caversham
Reading RG4 8JG

Dear Sirs

PLANNING PERMISSION 2000/1478
SITE: 47 BEARWOOD ROAD, WOKINGHAM, BERKSHIRE

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1478 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Elaine Connor

ELAINE CONNOR
Planning Assistant

Tel. 0118 974 6443 (Direct Line)

Date. 8 December, 2000

My ref. CD/FP2000/1361(1478)

Mr S Pocock
C/o Mustafa Chaudhary
West London Estates
2(b) Prospect Street
Caversham
READING
Berkshire RG4 8JG

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,

47 BEARWOOD ROAD, WOKINGHAM
PROPOSED RAISING OF ROOF AND PROVISION OF FIRST FLOOR TO DWELLING

Thank you for your Building Regulations Application Number FP2000/1361 received on 30 November.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The planning officer considers that the proposal is materially different from the Approved Planning Number F/2000/1478, which cannot be dealt with as a minor amendment. The front porch is about half a metre forward of the approved plans.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by the beginning of January 2001. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

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	1478	EC.
BUILDING CONTROL NUMBER	FP2000/1361	Martin
~~APPLICANT~~/AGENT	Mustafa Chaudhary	
ADDRESS OF SITE	47. Bearwood Road WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	proposed raising of roof & provision of first floor to dwelling.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	617-13	617-13.
ELEVATIONS	617-12A	617-12
FLOOR PLANS	617-11A	617-11

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ? BC – See Elaine	front porch 1 metre forward (on side elevations)	
DATE	4/12/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	8/12/00.		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/1478

Applicant : Mr S Pocock C/O West London Estates.

Location : 47, Bearwood Road, , Wokingham.
Proposal : Proposed raising of roof and provision of first floor to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 10/05/2000

Earliest Date for Decision : 16/06/2000

Latest Consultation Date/Site Notice Expiry Date : 16/06/2000

Application Expiry Date: 05/07/2000

Consultation Responses :

HIGHWAYS: recommend cond. SC23 (SR18). 'Parking, garaging & turning'
SC33 (SR14)
SC34 (SR14).

Planning Issues : IDENTIFIED SILENT.

* IMPACT UPON NEIGHB. PROPS.
* " " ST. SCENE.

Application Number: F/2000/1478

Appraisal:

The existing dwelling on site is a detached bungalow with a flat roof integral garage. Located along Bearwood Road, the site lies within the identified settlement. The existing bungalow is set back approximately 13.5m from the highway and projects forward of the neighbouring properties to the south of the application site. The site is screened by only one tree to the front.

Impact Upon the Street Scene
The application being considered proposes raising the roof to provide first floor accommodation with front and rear dormer windows. The proposed ridge height would be approximately 6.4m to the ridge, an increase of approximately 1m. The proposal also includes a first floor extension over the existing garage, which is to remain in place.
It is considered that the proposed enlargement of the dwelling will have an impact upon the street scene when approaching the site from the south, given that no.47 is sited forward of the neighbouring dwellings to the south. Although the proposed extensions will result in a greater mass of built form than the immediate neighbouring properties it is not considered that the increase will be so bulky as to have an adverse negative impact upon the street scene.
Both nos.43 and 49 are detached bungalows. However, there is a mixture of housing types in the area ranging from bungalow to chalet bungalow to two storeys. The three houses opposite no. 46, 44 and 42a are detached two storey dwellings. It is therefore, not considered that the proposed development will be out of character in the area.

Impact Upon Neighbouring properties
No.41a, the dwelling to the south of the application site, is a detached bungalow with two windows in its north, side elevation that are obscurely glazed. .Between no.41a and no.43 lies the access road to no.45, which is a gap of approximately 4m wide. Given this gap and the nature of the windows in the side of no.41a it is not considered that the proposed extension will be overbearing upon this dwelling. The proposed extension includes two small windows in the south side elevation at ground floor and first floor level. However, it is not considered that these windows will result in overlooking. It is therefore, not considered that the proposed development will have an adverse negative impact upon the living conditions of the residents of no.41a.

No.49, to the north of the application site is also a detached bungalow, with a detached garage located between the dwelling and the side boundary with no.47. Given the distance between the two dwellings (approx.6m) and the siting of no.49s garage it is not considered that the proposed extension will be overbearing. Two windows are proposed in the north side elevation at ground floor level and two roof lights, adjacent to no.49. However given that one of the windows at ground floor level will serve a bathroom, and given the screening along this boundary it is not considered that there will be any overlooking of no.49.

RECOMMENDATION: Approve

Although pre-app advice given was negative, upon further consideration & also a recent appeal decision of mine on Nine Mile Ride I think this is the best recommendation.

Fire - let's have some constructions!

John

Application Number F/2000/1478
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02.	
2	SC53	SR12	'WORK
3	SC23	SR13	'parking &/garaging & turning'
4	SC33	SR14	
5	SC34	SR14.	
6	SC20	SR10	INS: Bathroom windows in the
			ground floor side elevation &
			1st floor front elevation ....

John Musieen
4/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 47 Bearwood Road Wokingham.

APPLICATION NUMBER: F/2000/1478

OFFICER: Elaine Connor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
established residental area
mixture of housing types.

3. DESCRIPTION OF SITE/BUILDING
detached bungalow w. attached flat roof garage.
long rear garden.

4. RELATIONSHIP TO ADJOINING PROPERTIES
* see attached site plan *
no. 43 - detached bungalow - 2 windows in N side elevation - obs glaz.
ent. to no. 45 between 2 props.
no. 49 - detached bungalow w. detached garage along bound w. no. 47
2 windows in side elev. of house - already shaded by no gar.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

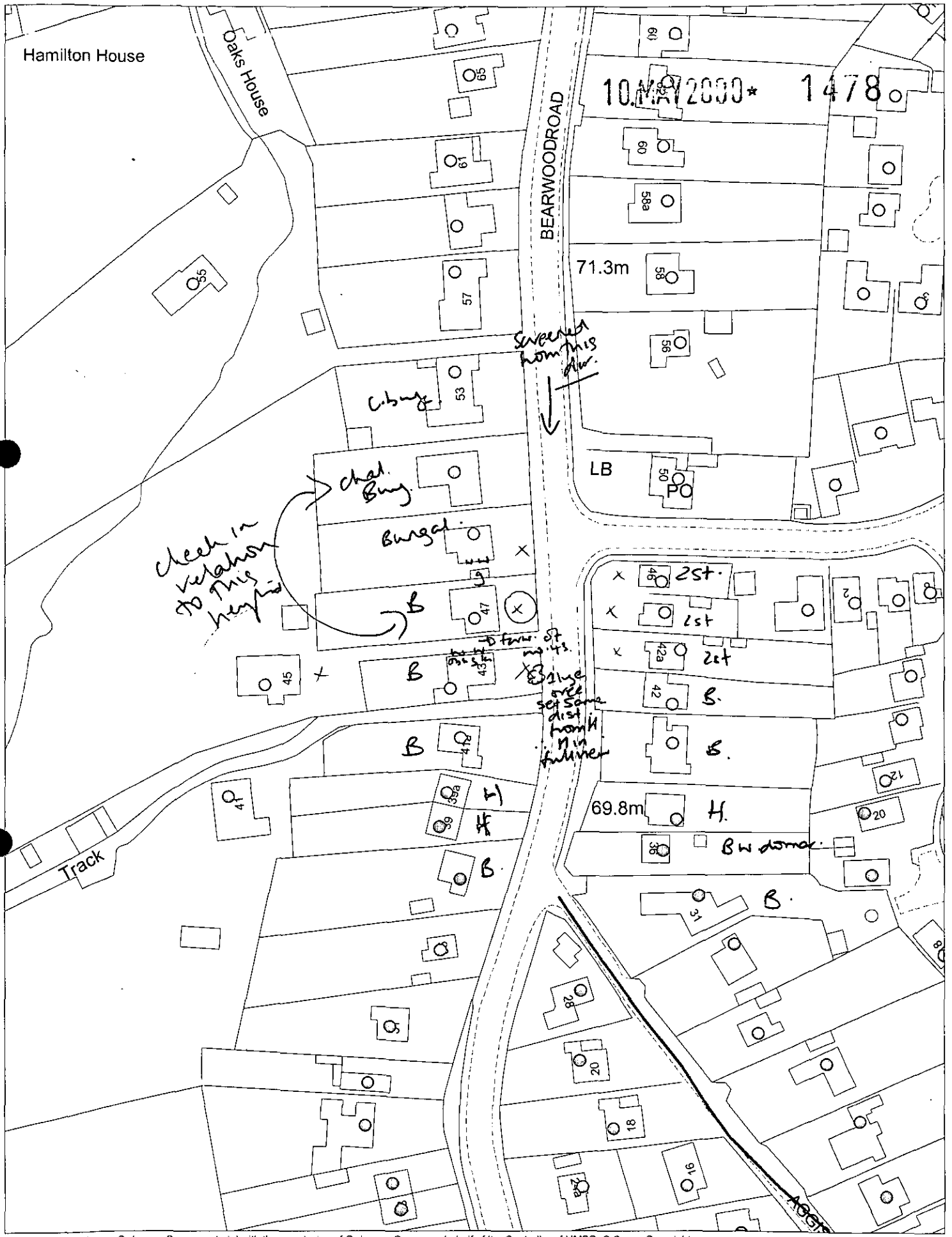
OTHERS

N.B's
- 2st right across width of site
- site screened along bound w. no. 49
" forward of no. 43 ..
prop. dev. within view when approaching site from S. but screened on app. from N. (B'Wood).

SEE SITE PLAN FOR HOUSING TYPES.

CHECK INSP. REPORT FOR NINE MILE RIDE APPEAL.

* SITE NOTES *



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

N W E S

* Pre-app attached.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 15 MAY 2000	
Officer: EC	Application No. F/2000/1478

Map No. 83 Site ...0.00.
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED RAISING OF ROOF AND PROVISION OF FIRST FLOOR TO DWELLING

Location: 47 BEARWOOD ROAD

Parish: BARKHAM Ward: Barkham. 22.5.2000

Applicant: MR S POCOCK

Fee (6) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	WINDOW IN UTILITY NOT SHOWN IS ON ELEVATIONS.	22-5.	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Are they applying for pomission for Conservatory AS well? No	✓	

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 22.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

* Pre-app attached .....

.....

.....

NEIGHBOURS: ✓

S/N + 42A, 43, 44, 45, 46 + 47 Beaumont Rd .....

WEST LONDON ESTATES

2B PROSPECT STREET, CAVERSHAM, READING, BERKS. RG4 8JG

Telephone: 0118 946 4000
e-mail: wle@ukgateway.net

Fax: 0118 946 4001

10.MAY2000* 1478

9th May 2000
MC/617-6

The District Planning Officer
Wokingham District Council
Planning Dept.
P O Box No. 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

Re : 47 Bearwood Road, Barkham – 2nd Storey Extension

Please find enclosed documents for a Planning Application for the above:

- 4 copies of Application Form duly completed.
- 4 copies of plans:

Drawing 617-1A	Existing Plans
Drawing 617-2	Existing Elevations
Drawing 617-11	Proposed Plans
Drawing 617-12	Proposed Elevations
Drawing 617-13	Proposed Site Plan
1 : 1250 Location Plan	

- Completed ownership certificate.
- Cheque for £95 made payable to Wokingham District Council.

Please ring me if there are any queries.

Yours faithfully,

Mustafa Chaudhary
WEST LONDON ESTATES

Encs.
CC. SPENCER POCOCK.

ADDRESS 47 BEARWOOD ROAD. PARISH BARK

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/110/65A	0/181/66 R/O REX			
716/71	MR. B. GUNN.	2 STOREY EXTEN.	5. 8. 71	APP. C/A
*BR 1569	"	ROOF CONVERSION	15. 10 74	APP N/A
01644	"	ALTERATIONS & ADDITIONS	31. 10 74	— C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS * BR 1569 - CANCELLED BY W.D.C. - 17.2.78

DRAINAGE

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

10.MAY2000* 1478

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

CERTIFICATE A

I certify that:

Boundary. For S. POCOCK

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- Notice of the application as attached to this Certificate, has been published in the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . S. POCOCK . . . . . .

Date . . . 09 . 05 . 2000 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

10.MAY2000* 1478

1.	APPLICANT'S NAME	SPENCER POCOCK
	ADDRESS	47, BEARWOOD ROAD, BARKHAM WOKINGHAM
	POST CODE / PHONE	PHONE 0378 770691
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	WEST LONDON ESTATES
	ADDRESS	2(b) PROSPECT STREET CAVERSHAM, READING
	POST CODE / PHONE	RG4 8JG PHONE 0118 9464000
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	47 BEARWOOD ROAD BARKHAM, WOKINGHAM.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		2nd STOREY EXTENSION.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.06 HECTARE.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1:1250 LOCATION PLAN 617-1A ; 617-2; 617-11 ; 617-12 ; 617-13

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

SITING	☐	EXTERNAL APPEARANCE	☐
DESIGN	☐	MEANS OF ACCESS	☐
LANDSCAPING	☐		

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/~~NO~~

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/~~NO~~

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

ROOF : CLAY PANTILES
TIMBER (ELM) BOARD TO DORMERS.

WALLS : RENDERED, MASONRY PAINT

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXISTING BOUNDARY FEATURES TO BE RETAINED (see DRAWINGS)

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING S.W. DRAINS.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

VEHICULAR ACCESS TO FRONT ONLY FROM BEARWOOD ROAD TO REMAIN AS EXISTING.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

BATHROOM RETAINED ON GROUND FLOOR. WIDE CIRCULATION SPACE ON GROUND. SCOPE FOR ENTRANCE RAMP. NON LOADING BEARING INTERIOR WALLS.

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	ONE		
BUNGALOW		ONE	
FLAT/MAISONETTE			
OTHER			

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

* STATE No. OF HABITABLE ROOMS

~~YES~~/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO

If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED S Dandridge · ON BEHALF OF S. POCOCK DATE 09.05.2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
[redacted]	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

[redacted]. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".