APPLICATION NO

O/2002/8246

LOCATION:

285 Barkham Road, Doles Hill Wokingham.

APPLICANT:

Mr/Mrs G Eden C/O W M Graham Associates

PROPOSAL:

Proposed erection of one new dwelling, demolition of part of existing dwelling and garage.

EARLIEST DATE FOR DECISION: **13/02/2003**

APPLICATION WILL HAVE EXPIRED ON: 12/03/2003

CASE OFFICER: **Angela Odell**

WITHDRAWN

PLANNING SERVICE 66834
POL
DC
AFF Amco
S
06 MAR 2003
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FILE

FACSIMILE TRANSMISSION

W M GRAHAM ASSOCIATES
CHARTERED ARCHITECTS

1 Rectory Road Wokingham
Berkshire RG40 1DJ

Tel: (0118) 977 0464 Fax: (0118) 977 0482

E-mail wmg_architects@btconnect.com

TO FACSIMILE NUMBER	0118 974 6484
COMPANY NAME	Wokingham District Council
FOR THE ATTENTION OF	Mrs A O'Dell
FROM	Bill Graham
DATE	6 March 2003

File No...2420

No of pages including this one...1

Dear Mrs O'Dell

Re: PROPOSED ERECTION OF DWELLING AT 285 BARKHAM ROAD WOKINGHAM

With reference to our discussion regarding the above and application Ref: 0/2002/8264 we would request that the application be withdrawn as of today's date 6 March 2003.

System updated 13/3/03

Yours sincerely

W M Graham

Cc Mr N Parry

WOKINGHAM UNITARY

Wokingham Unitary - Fact Sheets

No. 16: SPEEDING AND SPEED LIMITS

- If you hit a child at 40mph – the child is likely to die
- If you hit a child at 30mph – the child may be seriously injured
- If you hit a child at 20mph – the child will probably survive

If you are involved in an accident at 30mph, your passenger is three times more likely to be injured than at 20mph.

The Benefits of Speed Reduction

Excessive speed is one of the main causes of road accidents in Great Britain. In addition to improved road safety, speed reduction can result in reduced vehicle exhaust emissions and an improved quality of life for residents through reduced vehicle noise, reduced fear of traffic and a better environment in which to walk or cycle.

Speed Limits

Except in built up areas with streetlights (where a 30mph limit may automatically apply) speed limits are brought in through a Traffic Regulation Order. This is a long and costly process involving legal and consultation procedures. The council therefore needs to make sure that new speed limits will bring benefits and concentrates on those that are likely to reduce accidents.

The Council will only introduce speed limits if they are in line with local and national guidelines and have the support of the police. Generally, this means that a lower speed limit will only be introduced if either:

- Most drivers are already travelling at speeds close to the proposed speed limit; or
- New features, such as traffic calming, are put in at the same time as the speed limit to change drivers' behaviour.

Speed limits alone do not reduce drivers' speeds and speed limits are only introduced where they will be self-enforcing. Evidence shows that if drivers feel that the speed limit is unrealistic they will not reduce speed and may actually driver faster.

Wokingham District Council Policy on Speed Limits

Consider the desirable speed limit, taking into account the general environment of the road, its place in the proposed road hierarchy and its recent accident history;

If the measured 85th percentile speed (the speed that 85% of drivers are travelling at or less than) is within either 7 miles per hour or 20% of the desired speed limit (which ever is less), then it would be appropriate

If the measured 85th percentile speed is outside this acceptable range then either,

- Impose a higher limit; or
- Alter the road layout or environment so as to reduce speeds to within the acceptable range of the desired limit.

GENERAL DISCLAIMER: This 'Fact Sheet' is not intended to be other than a guide and is not produced by the Council as a legal document. It has been kept short and to the point specially to provide a general awareness of the subject and to assist those wishing to familiarise themselves with the issues for the first time.

February 2001

20mph Speed Limits

Legislation allows the council to make traffic calmed 20mph zones or signed 20mph limits. As with other speed limits, 20mph limits are only appropriate where existing speeds are close to the proposed limit or can be made to be through speed reducing measures.

The provision of a 20mph zone or limit will therefore normally require traffic calming unless existing speeds are very low.

Speed Watch

In areas with little through traffic, local residents or their visitors are often the people who are speeding. Speed Watch is a national campaign aimed at encouraging drivers to drive more slowly by making a personal commitment to keeping to speed limits and driving at a speed appropriate to road conditions.

Wokingham district's own campaign relies on community involvement, with local councillors encouraging residents to 'sign up' to the Speed Watch campaign.



For more information contact: Traffic Management Officer on 0118 974 6304

GENERAL DISCLAIMER: This 'Fact Sheet' is not intended to be other than a guide and is not produced by the Council as a legal document. It has been kept short and to the point specially to provide a general awareness of the subject and to assist those wishing to familiarise themselves with the issues for the first time.

February 2001

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482
wmg_architects@btconnect.com

66480
GD AMO
25 FEB 2003
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FILE

Ref: 2420/wmg/cm

24 February 2003

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157 Civic Offices
Shute End
Wokingham RG40 1WR

For the attention of Mrs A O'Dell

Dear Mrs O'Dell

285
~~25~~ **BARKHAM ROAD DOLES HILL WOKINGHAM**

With reference to our letter of 20 February 2003 and application No. O/2002/8246 please find enclosed six copies of the following: -

a) OS sheets 1:500 (proposed)
b) Overlay sheet showing revised parking and tree

We have resolved the issues raised in your letter with the individuals noted.

As this is an outline application it seems a great shame not to keep the application live for another 21 days for approval, after consideration of the revised red line. We hope you could consider option this favourably.

We look forward to hearing from you.

Yours sincerely

W M Graham

Cc Mr N Parry

Not mine?

AO.

PLANNING	65689
POL	
DATA ~~Auto~~	
APP	
CS	
04 FEB 2003	
COPIES TO	

Thames Water

Our Ref. **16593**
Your Ref. O/2002/~~8264~~ 8246
Date. 30 January 2003

FAO Angela Odell
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
HPINDER

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

285 Barkham Road, Doles Hill
Wokingham

I refer to your consultation received in this office on 21/01/2003

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, this comes within the area covered by the Three Valleys Water Company. For your information the address to write to is:-
Three Valleys Water Company
P.O. Box 48, Bishops Rise, Hatfield, Herts, AL10 9AL
Tel:- (01707) 268111

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

WORK SHEET FOR : Angela Odell

Application Number : O/2002/8246

Applicant : Mr/Mrs G Eden C/O W M Graham Associates.

Location : 285, Barkham Road, Doles Hill, Wokingham.
Proposal : Proposed erection of one new dwelling, demolition of part of existing dwelling and garage.

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

Date of Neighbour Notifications : .....

Date of Site Visit : 22.1.03

Date Registered : 15/01/2003

Earliest Date for Decision : 13/02/2003

Latest Consultation Date/Site Notice Expiry Date : 13/02/2003

This application will have expired on: 12/03/2003. 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 : Council's ecologist: Recommends condition requiring bat survey.

- Highway officer: No objection subject to conditions.
- Environmental Health officer: ~~Recommends~~ No objection subject to standard hours of construction condition.
- 1 Letter of objection: on grounds would exacerbate existing traffic and parking problems. Proposed house would be squeezed in and ~~out of space~~ the dwelling would be an eyesore.
- Tree officer: Advises there is a highly significant oak tree at the front of 287 Barkham Road, which is subject to a TPO.

~~Planning Issues:~~ The proposed car parking spaces and related hard surfaces for the access may adversely affect this tree. Therefore requires details of construction of hardsurfaces before can decide whether acceptable.

Application Number: O/2002/8246

Appraisal :

See attached report

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

O/2002/8246 – Appraisal

Proposal
Is in outline with means of access and siting to be determined. Proposal is to demolish the existing single storey side of No. 285 and the detached single garage at the side of it to sub-divide the plot to provide for a detached 3-bedroom house with integral garage. Proposed house would be about 4.7m. wide and about 11.6m. long.

Effect on the character and appearance of the area
The site is within the settlement boundary, but on a 'green route' into Wokingham. There is a mix of types of dwellings in the immediate vicinity of the application site. No. 285 is a semi-detached house with a single storey part on its north-east side about 3m. wide (which is to be demolished) and then a gap of about 2m. and then detached single garage and then a gap of about 1m. to No. 283. On its south-west side the far part of adjoining No. 287 is single storey (about 3m. wide) and then a gap of about 3.5m. to a terrace of 3 houses, which all have back access and parking. Therefore the current pattern is a terrace of 3 narrow houses, then a gap, particularly at first floor level, then the pair of semis, and again gap(s), particularly at first floor level, then a house and then another gap of about 5.5m. The proposed house would remove the current 9m. gap at first floor level between No. 283 and 285, leaving gaps of about 2m. each side. Consider this would result in a cramped appearance.
In addition, the proposal would result in most of the frontages of both No. 285 and the proposed house being hardstanding, to satisfy the highway officer's requirements for parking and turning. The frontage of No. 283 is all hard surfaced, but this is because it was a shop. The remainder of the frontage to the south-west (i.e. in front of Nos. 287 – 293) is all open plan lawn (these properties having back access and parking). Consider the proposed hardstanding would appear unattractive in the street scene on this main road into Wokingham. Therefore consider that the cramped appearance of the proposed house together with the large amount of hardstanding would have an unacceptable effect on the character and appearance of the area.

Tree
Tree officer advises there is a highly significant oak tree at the front of No. 287 Barkham Road, which is subject to a TPO. Explains that the proposed car parking spaces and related hard surfaces for the access may adversely affect this tree. Therefore he requires details of construction of hard surfaces before he can decide whether effect on tree acceptable. As effect on the character and appearance of the area is considered unacceptable (see above) consider should also add a tree reason for refusal with informative.

Effect on neighbouring properties
No. 283 Barkham Road: This property was a shop in the front of the ground floor with rear part of ground floor and first floor residential. Application No. F/2001/5262 for conversion of shop to residential accommodation was refused permission on 30/1/02 on shopping policy grounds. However, the conversion appears to have taken place, and therefore there is uncertainty in

the future over whether this ground floor front accommodation will be residential or retail. The effect is therefore assessed below for both circumstances, on the basis of the floor plans submitted with application F/2001/5262. (Note: 1:200 block plan appears to be inaccurate regarding No. 283, which is positioned further forwards than shown.)
The agent has specified on the application form that a 2 storey house is proposed. The proposed house would cause a significant daylighting infringement to the ground floor study/office window in the middle of the side of No. 283. However, this room is only about 2.7 sq.m. in size, and therefore is little more than a cupboard. Therefore whether the room is a study (if property is a house) or an office (if property is a shop/dwelling), consider that it would not be reasonable to expect light to this room to be protected. Ditto for the bathroom above (same whether property is a house or shop/dwelling). There is also a side kitchen window with side bedroom 3 window above near the rear of No. 283. However, these are secondary windows, with each room also having a rear facing window. The proposed house would protrude beyond the rear of No. 283 by about 1m. but as there would be a 2m. gap between, consider this would not result in unacceptable loss of light to these windows nor unacceptable effect on outlook.
No 285 Barkham Road: (Owned by applicants.) There are no main windows this side.
Therefore consider effect on neighbouring properties would be acceptable.

Access and parking
As explained above, most of the frontage would be hardstanding to provide 4 spaces and on site turning. Highway officer raises no objection, subject to conditions.

Recommendation: refusal

Application Number O/2002/8246
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			Due to the narrow width of the plot, the
			proposed house would appear ~~[illegible]~~ cramped in
			the street scene. Furthermore, the large expanse
			of hardstanding on the 'green route' would
			appear unsightly. The proposal would
			therefore have a harmful effect on the character
			and appearance of the area and be ~~[illegible]~~
			contrary to BSP Policy EN1, SEALP Policies
			LBE2 and SW2 and to WDLP (as agreed to be
			modified) policies WOS3, WBE1, WH6A and
			WBE12.
2			The proposed car parking and hardstanding may
			result in unacceptable damage to the root of a
			tree that is subject to a Tree Preservation Order,
			and which currently enhances the character and
			appearance of the area. The proposal would
			therefore be potentially contrary to BSP Policy
			EN1, SEALP Policy JBE9 & to WDLP (as agreed
			to be modified) policy WBE11.
			Informative
		1	Refusal : Nos. 2, 3 ~~[illegible]~~ and 2420-04
			15.01.03.
		2	The applicant is advised that it may be possible
			to overcome reason for refusal No. 2 by the
			submission of details of the construction of the
			proposed parking and hardsurface areas.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date:_____

RECORD OF SITE VISIT

SITE ADDRESS: 285 Barkham Road Doles Hill Wokingham.

APPLICATION NUMBER: O/2002/8246

OFFICER: Angela Odell

DATE OF SITE VISIT: 22.1.03

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Mix of house types in established residential area on main road.

3. DESCRIPTION OF SITE/BUILDING Semi-detached house with single storey side flat roofed portion, single storey pitched roof rear projection and detached flat roofed garage at side.

4. RELATIONSHIP TO ADJOINING PROPERTIES No. 283 has side windows facing site (see diagram below). Garage block at access to rear. Opposite are bungalows, including No. 322 which is ~~flat~~ sloped chalet bungalow to road with windows facing road on Gr & 1st floors.

5. SITE CONSTRAINTS Open plan grassed areas to Nos 293 – 287, No. 283 has all tarmaced frontage (was shop?) and 285 is mainly paved/tarmaced.

TREES

ACCESS/PARKING to garage & driveway off Barkham Road.

LEVELS land to rear and NE side is 2 steps up (with garden)

BOUNDARY TREATMENT 5' fence to No. 283, approx. 2.5m.

OTHERS

No. 283 S side elevation approx.



Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 20 February, 2003
My ref. AO/2002/8246
Your ref. 2420/wmg/cm

W.M. Graham Associates
1 Rectory Road
WOKINGHAM
RG40 1DJ

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

CONFIDENTIAL

Dear Mr Graham

PLANNING APPLICATION O/2002/8246
PROPOSED ERECTION OF ONE NEW DWELLING. DEMOLITION OF PART OF EXISTING DWELLING AND GARAGE AT 185 BARKHAM ROAD, WOKINGHAM

I refer to the above application. We are of the view that the proposal is likely to be considered acceptable in principle. However, there are some detailed problems (listed below) which need to be sorted out. As this would require an alteration to the red line and some delay, we consider that you should withdraw the current application and resubmit it having addressed the following:

1. Tree – Our tree officer Neil Etherington advises that there is a highly significant oak tree at the front of No. 287 Barkham Road, which is subject to a TPO. He explains that the proposed car parking spaces and related hard surfaces for the access may adversely affect this tree. Therefore he requires details of construction of hard surfaces before he can decide whether the effect on this tree would be acceptable. I suggest that you sort this out with him and ensure that he is satisfied with the proposed details before re-submitting.

2. Parking/turning - We are concerned about the effect the large area of hardstanding at the front would have on the street scene. It should be possible to reduce this by removing one parking space (for the proposed dwelling) and show this in an integral garage within the dwelling (i.e. by dotting on the plan of the dwelling) where the garage would be. Our highway officer Adam Coggins requires a condition that the turning area be for communal use and maintained as such. Therefore the re-submitted application should show the whole of the frontage area within the red line and as much grassed area as possible (i.e. where not essential for parking and turning). It would be advisable to check the revised layout with him before re-submitting the application.

However, I advise you that receipt of a revised application will not commit the authority to approving the application. I trust the above is clear, but meanwhile if you wish to discuss the above further please contact me.

Yours sincerely

Ao.

MRS A ODELL
Planning Officer

cc: Adam Coggins, Neil Etherington

Angela Odell

From: Neil Etherington
Sent: 21 February 2003 13:32
To: Angela Odell
Subject: O/2002/8246 - 185 BARKHAM ROAD

Angie

Thank you for the copy letter to Mr Graham concerning the above application. I spoke with him this afternoon and he has stated that the proposed access/ hard surface will be 7.5m away from the Oak tree. The normal protected distance for a tree of this size, age and vigour is 8m, although there is sometime scope to reduce this distance on one side only. I therefore consider this distance appropriate in this instance. Mr Graham will prepare a plan which accurately shows the position of the tree and the hard surfaces in relation to it. Providing it is as per our conversation I have no objection to the proposal.

Neil

To:
Neil Etherington
Senior Arboricultural Officer
Landscape and Trees

From: Angela Odell

Date: 21 January 2003 23 JAN 2003

Application Number: O/2002/8246

Proposal: Proposed erection of one new dwelling, demolition of part of existing dwelling and garage..

Site Address:
285, Barkham Road, Doles Hill, Wokingham.

Applicant:
Mr/Mrs G Eden C/O W M Graham Associates.

Your observations are required in respect of this application within **7 days** of the above date.

There is a highly significant Oak at the front of 287 Barkham Road, which is included in Tree Preservation Order No. 750/1995.

The proposed car parking spaces and related hard surfaces for the access may adversely effect this tree. I would recommend that details of how they will be constructed are submitted before it is decided whether to grant planning permission. Are Highways happy with the parking/access proposals?

The construction of the proposed dwelling has no arboricultural or landscape implications.

Neil Etherington
13/2/03

PLANNING APPLICATION COMMENTS SHEET FOR O/2002/8246. (Case Officer:Angela Odell)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

PLANNING
PO
DO
27 JAN 2003
COPIES TO
FILE
29/1/03.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: O/2002/8246

YOUR NAME: MRS A POTTER

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
291 Barkham Road
Wokingham
Berks
RG41 4BY

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
Parking at the back of this house is bad enough at the moment without another house being built adding to the problem, also traffic along barkham Road can be very congested in the mornings and evenings this being slowed up by yet more building work being done along barkham Road these issues you may not feel relevant but when you live here yourself you would understand allowing somebody to buy a house knock part of it down so they can squeeze another house in make a bit more money, I cannot see the sense in this the house as it stands

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE

PTO

Angela Odell

From: John Mullaney
Sent: 27 January 2003 13:53
To: Angela Odell
Subject: 285 Barkham Road, WOKINGHAM, Berkshire f/2002/8246

I have no objections to the above proposal but would recommend that standard planning condition C070 regarding hours of construction is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 21 January 2003

Application Number: O/2002/8246

Proposal: Proposed erection of one new dwelling, demolition of part of existing dwelling and garage.

Parish: WOKINGHAM TOWN

Site Address:
285, Barkham Road, Doles Hill, Wokingham.

Applicant:
Mr/Mrs G Eden C/O W M Graham 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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

1. C122, R122.
2. The turning area herein approved shall be for communal use and maintained as such thereafter.

R: 1HS&C.

N07.

Signed: _____ **Print name:** AE 23/01/03.

is a lovely 3 bedroom home with a garage there should be no reason to knock it down. there is a driveway at the front of the house which at the Moment is fine as it is at the end of the block but if two driveways were to be at the front this I feel would be an eyesore as these homes are supposed to be open planed gardens at the front not carparks

Angela Odell

From: Andy Glencross
Sent: 24 January 2003 16:47
To: Angela Odell
Subject: PA F/2003/8246 285 Barkham Rd Doles Hill Wokingham

Hi Angela

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This application involves the demolition of an individual building and its replacement with a single new building then surveys and mitigation strategies can be attached as a condition of any planning permission granted.**

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Application Number: O/2002/8246

Case Officer : AO

Map No :	82
Site Area :	0.03
Received Date:	24/12/2002

Valid Date : 15 JAN 2003

Level : Delegated Application

Description : Proposed erection of one new dwelling, demolition of part of existing dwelling and garage.

Location : 285, Barkham Road, Doles Hill, Wokingham.

Parish : WK **Ward : EVE**

Applicant : Mr/Mrs G Eden C/O W M Graham Associates.

Fee Required: £220 **Fee Received: £220** (3)

Additional: ..... 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	layout of access (Q10) + show 2 parking spaces for each property.	phoned 14/1	15/1
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED		to follow	
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

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 ✓

D. Pathways - Demolition ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Thames Water Drainage ✓

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

..... ✓

S/N + See map .....

.....

No pre-apps.

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

Tel: (0118) 974 6445

Date: 21 January 2003

My ref: O/2002/8246

WOKINGHAM UNITARY
Aiming for Excellence

Councillor King
1 Winkfield Close
Wokingham
Berks
RG41 2EZ

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: O/2002/8246
285, Barkham Road, Doles Hill, Wokingham.
Proposed erection of one new dwelling, demolition of part of existing dwelling and garage.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **O/2002/8246**
285, Barkham Road, Doles Hill, Wokingham.
Proposed erection of one new dwelling, demolition of part of existing dwelling and garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor King

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

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

Tel: (0118) 974 6445

Date: 21 January 2003

My ref: O/2002/8246

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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: O/2002/8246
285, Barkham Road, Doles Hill, Wokingham.
Proposed erection of one new dwelling, demolition of part of existing dwelling and garage.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **O/2002/8246**
285, Barkham Road, Doles Hill, Wokingham.
Proposed erection of one new dwelling, demolition of part of existing dwelling and garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Morgan

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

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

Tel: (0118) 974 6445

Date: 21 January 2003

My ref: O/2002/8246

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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: O/2002/8246
285, Barkham Road, Doles Hill, Wokingham.
Proposed erection of one new dwelling, demolition of part of existing dwelling and garage.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **O/2002/8246**
285, Barkham Road, Doles Hill, Wokingham.
Proposed erection of one new dwelling, demolition of part of existing dwelling and garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Marinos

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

Received by Wokingham District Council

Application No: O/2002/8246

Proposal:
Proposed erection of one new dwelling, demolition of part of existing dwelling and garage.

Location:
285, Barkham Road, Doles Hill, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number O/2002/8246 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/02/2003. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

21 January 2003

Organisation_Name	Building_Name	address1	Postcode
		320BARKHAM ROADWOKINGHAM	RG41 4DA
		324BARKHAM ROADWOKINGHAM	RG41 4DA
	283A	283ABARKHAM ROADWOKINGHAM	RG41 4BY
		285BARKHAM ROADWOKINGHAM	RG41 4BY
		287BARKHAM ROADWOKINGHAM	RG41 4BY
		289BARKHAM ROADWOKINGHAM	RG41 4BY
		291BARKHAM ROADWOKINGHAM	RG41 4BY
		318BARKHAM ROADWOKINGHAM	RG41 4DA
		322BARKHAM ROADWOKINGHAM	RG41 4DA
		5SANDY LANEWOKINGHAM	RG41 4DD
		7SANDY LANEWOKINGHAM	RG41 4DD
	281A	281ABARKHAM ROADWOKINGHAM	RG41 4BY
DOLES HILL STORES		283BARKHAM ROADWOKINGHAM	RG41 4BY
		326BARKHAM ROADWOKINGHAM	RG41 4D
	ROSEDALE	ROSEDALEDOLES LANEWOKINGHAM	RG41 4EB

neighbour list 0/2002/8246

15 JAN 2003 8246

W.M. GRAHAM ASSOCIATES ***CHARTERED ARCHITECTS***

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482
wmg_architects@btconnect.com

Ref: 2420/wmg/cm

23 December 2002

8246

24 DEC 2002

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham RG40 1WR

Dear Sir

285 BARKHAM ROAD DOLES HILL WOKINGHAM

Please find enclosed an outline Planning Application for the above property comprising the following: -

a) Planning Application
b) Section 66 Certificate
c) Fee note for £220 (cheque enclosed)
d) OS extracts listed as Dwgs. Nos. 2420 – 01, 02 & 03

We trust that you find all in order but should you require any further details please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

15 JAN 2003 824

65011

CAH

15 JAN 2003

W.M. GRAHAM ASSOCIATES **CHARTERED ARCHITECTS**

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482
wmg_architects@btconnect.com

Ref: 2420/wmg/cm

15 January 2003

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157 Civic Offices
Shute End
Wokingham RG40 1WR

For the attention of Mrs C Hurst

Dear Mrs Hurst

285 BARKHAM ROAD DOLES HILL WOKINGHAM Ref: O/2002/8246

With reference to our discussions regarding access and parking please find enclosed 6 copies of the following: -

Dwg. No. 2420 – 04

We trust that you find all in order but should you require any further details please do not hesitate to contact us.

Yours sincerely

W M Graham

Enc

Cc Mr N Parry

15 JAN 2003 8246

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

24 DEC 2002

1.	APPLICANT'S NAME	MR AND MRS G EDEN
	ADDRESS	C/O THE AGENT
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	W M GRAHAM ASSOCIATES
	ADDRESS	1 RECTORY ROAD WOKINGHAM
	POST CODE	RG40 1DJ PHONE 0118 9770 464
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	285 BARKHAM ROAD DOLES HILL WOKINGHAM RG41 4BY
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		TWO STOREY 3 BEDROOMED DWELLING WITH INTEGRAL GARAGE -PART DEMOLITION OF LIVING ROOM AND FULL DEM. OF GARAGE
5. Give the area in hectares or part of a hectare	AREA OF SITE	196 M2
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	2420 - 01, 02, 03 OS extract

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 ?

EXTERNAL APPEARANCE	[ ]	SITING	[✓]
MEANS OF ACCESS	[✓]	DESIGN	[ ]
		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.

GARDEN & GARAGE (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.

TO BE SUBMITTED

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.

2 M HIGH CLOSE BOARDED FENCE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAY

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

AS EXISTING

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

YES

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	1 / 7 *	0 / - *	0 / 0 *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

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

£220

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 W M GRAHAM ASSOC. ON BEHALF OF Mr & Mrs G Eden DATE 23.12.2002

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'.

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

15.JAN.2003 8246

24 DEC 2002

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(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).

CERTIFICATE A

I certify that:

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.

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

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

- 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) .....

  .....

- 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

Agricultural Holdings Certificate

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

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.

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 . . W M Graham Assoc.

On behalf of . . Mr & Mrs G Eden

Date . . 23 December 2002

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

ADDRESS 285 BARKHAM ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. SU.7967 S2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
B/1/66	WOKINGHAM BOROUGH COUNCIL	DEMOLISH 281-291-285 DEV	12.66	REF
B/3/66	" " "	" " " " "	14.12.66	C/A
B/3/69 7594	" " "	ERRACED MUSIC + GARAGE	19.11.65	APP. C/A
BR18948	MR + MRS. EDEN	LOUNGE + PORCH EXTENSION	27.7.82	APP N/A
17837	"	"	23.7.82	N/A C/A
BR2301.2	"	GARAGE	15.7.84	APP N/A
26341	"	"	23.1.87	C/A
21894	"	"	9.8.84	C/A
0/2002/8246	Mr + Mrs Eden.	1 new dwell, part dem of exist dwell		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074