APPLICATION NO:
F/2002/7963

LOCATION:
26 Shepherds House Lane, Earley Reading.

APPLICANT:
Mr K Kaur C/O Mr J Pearce

PROPOSAL:
Proposed single storey side and rear extensions to dwelling with side and rear dormer roof extensions.

EARLIEST DATE FOR DECISION: **09/03/2003**

APPLICATION WILL HAVE EXPIRED ON: 03/04/2003

CASE OFFICER: **Louise Smith**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr K Kaur
C/O Mr J Pearce
39 Sibelius Close
BASINGSTOKE
Hants
RG22 4HU

Application Number: F/2002/7963

Parish:	**EARLEY**
Location:	**26 Shepherds House Lane, Earley, Reading**
Proposal:	**Proposed single storey side and rear extensions to dwelling with side and rear dormer roof extensions.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reasons

1. The proposed french doors in the rear dormer extension would result in an unacceptable amount of overlooking to neighbouring sites, detrimental to the privacy and residential amenity of neighbouring occupants. As such it is contrary to Policies LBE1 and LBE2 of the Loddon Area Local Plan and Policy WOS3 of the Wokingham District Local Plan.

2. The proposed dormer extensions, by virtue of their design, scale and siting, would form incongruous features, overbearing in the roofline, and detrimental to the character and amenity of the street scene. As such they are contrary to Policy EN1 of the Berkshire Structure Plan, Policies LBE1 and LBE2 of the Loddon Area Local Plan and Policies WBE1 and WOS3 of the Wokingham District Local Plan and Supplementary Planning Guidance B2.

Informatives

1. This refusal is in respect of the Plan Nos. 1, 2, 3, 4, received by the Local Planning Authority on 6 February 2003 and Plan No. 5 received on 28 February 2003.

2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1
Loddon Area Local Plan Policies LBE1, LBE2, LTV1, LT5, LT6
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WOS2, WT7, WT6

T. G Watson

Trevor Watson
Development Control Manager
Date: 26/03/2003

Notice checked by: CHurst

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

WORK SHEET FOR : Louise Smith

Application Number : F/2002/7963

Applicant : Mr K Kaur C/O Mr J Pearce.

Location : 26, Shepherds House Lane, Earley, Reading.
Proposal : Proposed single storey side and rear extensions to dwelling with side and rear dormer roof extensions.

Site Notice Displayed ? :	YES	NO	DATE
	✓		26/2/3

Date of Neighbour Notifications : .....

Date of Site Visit : .....26/2/3.....

Date Registered : 06/02/2003

Earliest Date for Decision : 09/03/2003

Latest Consultation Date/Site Notice Expiry Date : 09/03/2003

This application will have expired on: 03/04/2003. 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 :
2 Shepherds Hse Lane - doject; design + parking
No 28 obj - design, o/L, works.
PC - concern - re parking, design, neighb.

Planning Issues :
ld. sett.
Str_sc.
Neighb.
Highways.

Application Number: F/2002/7963

Appraisal :

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

Application Number F/2002/7963
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposed french doors in the rear dormer extension would result in an unacceptable amount of overlooking to neighbouring sites, detrimental to the privacy and residential amenity of neighbouring occupants. As such it is contrary to policies LBE1 + LBE2 of LALP and policy B WOS3 of the WDLP.
2.			The proposed dormer extensions, by virtue of their design, scale and siting, would form incongruous features, ~~[illegible]~~ overbearing in the roofline and detrimental to the character and amenity of the street scene. As such they are contrary to policies EN1 of BSP, policies LBE1 + LBE2 of LALP policies WBE1 + WOS3 of WDLP and supplementary Planning Guideline B2

This approval / refusal (delete as applicable) is in respect of the ~~Site Location Plan and~~ Plan No's .1,2,3,4 , received by the LPA on ..6/2/3 and Plan No 5 received on 28/2/3.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LEN1 LT5 LT6
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WOS2 WTT1 WT6
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: P.B. J.S. Andrews
(Development Control Manager)

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

Date: 24/3/03

No 24 gge parallel with No 26. Retrospective.

RECORD OF SITE VISIT

SITE ADDRESS: 26 Shepherds House Lane Earley Reading.

APPLICATION NUMBER: F/2002/7963

OFFICER: Louise Smith

DATE OF SITE VISIT: 26/2/13

1 SITE/STATUTORY NOTICE DISPLAYED ? Y - front window.

2. DESCRIPTION OF SURROUNDINGS
Res rd - housed on one side only - 2/s semis - not open plan render + tile hanging

3. DESCRIPTION OF SITE/BUILDING
2/s dwelling - fully hipped roofline as existing

4. RELATIONSHIP TO ADJOINING PROPERTIES
velux in rear roof.
No 28 - s/s side gge flat roof
No 24 - ff side obs. gl. hallway + bathroom window.

No 36 1st/s rear ext c. 3m proj.

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING

LEVELS gd on gentle slope down to rear

BOUNDARY TREATMENT No 28 2m c/b fencing No 24 low lm fencing/chicken wire.

OTHERS
s/s side + rear ext common in str. sc.

fully hipped roflines in street scene
No 2/s side exts visable.

No 24 sm sc monopitch s/s rear ext.

Application Number: F/2002/7963 - 26 Shepherds House Lane
Appraisal

Development
The site is a semi-detached dwelling, situated within the identified settlement boundary of Earley. The application being considered proposes single storey side and rear extensions and side and rear dormer roof extensions.

1) Impact upon Neighbouring Properties
No significant adverse impacts are considered for neighbouring properties in terms of overbearing and loss of light. However, the proposed french doors at 2nd storey level in the proposed rear gable extension would present an unacceptable amount of overlooking to neighbouring sites, detrimental to the privacy and residential amenity of neighbouring occupants.

2) Impact upon the Character of the Area
Numerous properties in Shepherds House Lane have single storey side extensions. The design and scale of single storey side extension proposed at the application site would not be detrimental to the character of the street scene.

The properties along the immediate stretch of Shepherds House Lane have hipped rooflines and are uniform in character, none have been extended in the form of a two storey side extension. The proposed side dormer extension, by reason of its bulk, siting and design would form an incongruous feature, detrimental to the character of the street scene. Similarly the design of the proposed rear dormer extension which would produce a gable end in the rear elevation with french doors, is considered detrimental to the amenity of the street scene as viewed from Trout Close. Both dormer extensions would be overbearing and dominate the roofline, contrary to Householder SPG and local policy.

3) Highways and Parking
There would be sufficient parking accommodation on the front driveway.

Refused

FROM: Louise Smith

DATE: 13 February 2003

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/7963

Proposal: Proposed single storey side and rear extensions to dwelling with side and rear dormer roof extensions..

Site Address: 26, Shepherds House Lane, Earley, Reading.

Applicant: Mr K Kaur C/O Mr J Pearce.

Your observations are required in respect of this application **by 09/03/2003**.

PLANNING SERVICES
POL
CC
AP
CS
14 MAR 2003
COPIES TO
YOK
FILE

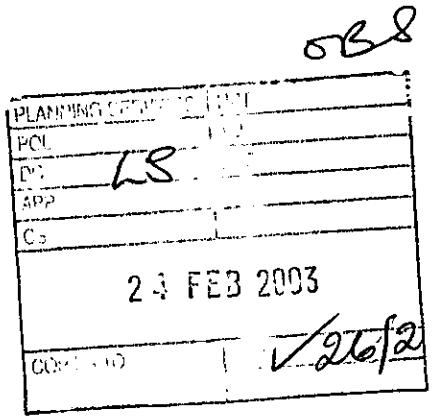
Councillors were extremely concerned about this application. Although the parking allocation shown on the additional plans meets the minimum standards, in view of the amount of parking already on the roads in this area, it was felt that more on site parking provision should be provided.

It was also considered that the application was not in keeping with the style of properties in the road, and would, therefore, be of detriment to the street scene. Furthermore it was considered that the application was unneighbourly, and that the plans did not appear to be accurate. Councillors were also extremely concerned that this application was being applied retrospectively.

It is, therefore, requested that this application should be refused.

SIGNED: _____ DATE: 13 MAR 2003

Clerk To Earley Parish/Town Council.



28 Shepherds House Lane
Earley
Reading
Berkshire
RG6 1AD

February 2003

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

Dear Sirs

Re: Application No. F/2002/7963
26 Shepherd House Lane

1) First of all I would like to point out that this is a retrospective application, as the ground floor has already been built.

2) At no time have the owners discussed their proposals with either of their neighbours.

3) There are party wall issues, which under the Party Wall Act must be agreed before any works are undertaken. No such agreement has been reached.

4) I note that in the ground floor toilet there is a window, which overlooks 24 Shepherd House Lane, which could prove difficult if they decide to construct a similar extension.

5) I have no objection to the ground floor extension, providing it is constructed in a similar material as the original 30s building.

6) I would like confirmation that the rainwater from the ground floor roof discharges into a new soakaway, or is it into the main drainage???

7) **I object to the dormer roof extension**

This is totally out of keeping with any other development in the area.

8) From the front the dormer south side would give an unbalanced view from the front of the house.

9) Not shown on the front elevation is the rooflight, which is shown on the roof plan. Again there is no precedent in the area for this installation on the front of the house, only at the rear elevation. I object, as this is not in keeping with other houses.

10. The rear dormer is so "over-the-top" it would detract from the pleasant 30s style of properties in the area.

11. As there has been no discussion regarding party walls, we do not see how they can construct the extension without damage to the party roof.

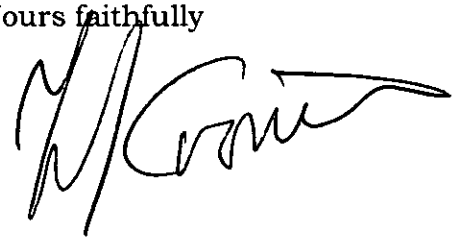
12. There is no mention of the existing loft flooring, is it to be strengthened?? New floor joists would need to be supported on our party wall, has the increased load on the existing foundation been taken into consideration.

13. We note that the chimney breast is not shown, does this mean it is going to be removed, if so how sill the remaining chimney be supported.

14. French doors at 2nd floor level are not in keeping with the surrounding properties.

Summing up, I do not object to the ground floor extension, but strongly object to the second floor extension.

Yours faithfully



T Cronin

Tel. (0118) 974 6463
Date: 13 February 2003
Your Ref:
My Ref: Louise Smith
F/2002/7963

The Owner / Occupier
28 SHEPHERDS HOUSE LANE
EARLEY
READING

RG6 1AD

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Sir/Madam
Application Number: F/2002/7963
Site Address: 26, Shepherds House Lane, Earley Reading
Proposal: Proposed single storey side and rear extensions to dwelling with side and rear dormer roof extensions.

The Council has received an application to carry out the above development proposal.

If you wish to see the submitted plans and accompanying details you can do so at this office or at **Earley Town Council**, Radstock House, Radstock Lane, Earley between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (Tel: (0118) 986 8995) or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library or the Earley Town Council Offices please allow 4 working days from the date of this letter for delivery of plans. It would be helpful if you could take this letter with you or quote application number F/2002/7963 to enable staff to locate the correct application.**

If you wish to comment on the proposals please reply in writing within 21 days from the date of this letter quoting Application Number **F/2002/7963.** Only remarks about planning matters can affect the Councils decision. In order to assist you in deciding what comments are relevant please see the attached list. These are not exhaustive. **Please note that due to the volume of planning applications we are currently dealing with it will not be possible for case officers to respond to individual questions raised in letters of comment.**

An authorised officer under delegated powers decides the majority of applications; the Development Control Committee generally decides major applications and those raising controversial issues. Where an application is to go to Committee and you have commented on the proposals, you will be advised of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. Comments can also be made on line using the District Council's web site at www.wokingham.gov.uk under Planning.

Please note that all comments made will be open to public inspection. If you are not the owner of the property, please pass a copy of this letter to the owner. Should you have any queries regarding this application please contact the planning case officer Louise Smith on (0118) 974 6463

Yours faithfully,

Louise Smith

Development Control Officer

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/7963. (Case Officer:Louise Smith)
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.

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: F/2002/7963

YOUR NAME: T. CRONIN

YOUR ADDRESS: ***(please check these details & amend if incorrect)***
28 SHEPHERDS HOUSE LANE
EARLEY
READING
RG6 1AD

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:
ENCLOSE LETTER

M J Cronin

Continue over the page if more room required

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

01 FLAT ROOF WARM DECK CONSTRUCTION ALL (SC3) GRADE PRESSURE TREATED TIMBER
EXTERNAL QUALITY 18mm PLYWOOD DECKING OVER (100X75)MM TO (0)MM SOFT-WOOD FERINGS @ (400)MM C/C OVER (150x50) Sc3 SAWN-TIMBER FLAT ROOF JOIST SPACED @ (400)MMC/C STRAPPED DOWN ON (100x100)MM SOFT WOOD TIMBER PLATE USING (5X35x1200)MM GALVANISED-STEEL RESTRAINT STRAPS @ MAXIMUM (1800)C/C.

02 ROOF COVERING HOT-BONDED STONE CHIPPINGS (12)MM DEPTH OVER 3X LAYERS OF BUILT UP FLAT ROOFING FELT OVER (80)MM CELOTEX DOUBLE RR OR SIMILAR INSULATION BOARD OVER VAPOUR-CHECK MEMBRANE LAID OVER ROOF DECKING

03 CEILING (12.5)MM GYPROC FOIL-BACKED PB WITH (5)MM PLASTER SKIM FINISH.

04 GALV-STEEL (5x35x1200) LATERAL RESTRAINT STRAPS @ MAX (1800)MM C/C EXTENDING ACROSS MIN 3NO JOISTS WITH NOGGINGS. GALV-STEEL (5x35x1200)MM HOLDING DOWN STRAPS @ MAX (1800)MMC/C TO (100x50)MM TIMBER WALL-PLATE.

05 RAINWATER DISPOSAL VIA (100)MM HALF ROUND GUTTERS WITH (65)MM DOWNPIPES DISCHARGING TO NEW (1000)MM³ SOAKAWAY VIA RAINWATER GULLY OSMA (100)MM S.W DRAIN MIN 5000MM FROM ANY BUILDING. CODE 5 LEAD FLASHING TO ABUTMENTS AND BOX GUTTER LINING MIN (150)MM LAP UP ROOF SLOPES/ WALL ABUTMENTS.

06 FOUL WATER DISPOSAL VIA (110)MM – OSMA SVP VENTED TO EXTERNAL AIR TERMINATED IN PROTECTIVE COWL. UNDERGROUND DRAINAGE TO CONNECT TO EXISTING FOUL WATER DRAINAGE SYSTEM (110)MM – OSMA PIPE AND ADAPTOR CONNECTOR.

07 PROVIDE ACCESS FOR CLEANING TO NEW FOUL WATER BRANCH AND GULLY CONNECTIONS. EXISTING FOUL DRAINAGE RUNS AND SVP TO BE RPLACED AS DETERMINED BY BUILDER ON SITE.

08 THE EXISTING BALANCED FLUE CENTRAL HEATING TO BE EXTENDED TO PROVIDE HEATING FOR THE NEW ROOMS ALL NEW RADIATORS TO BE FITTED WITH THERMOSTATIC VALVES. HOT WATER PIPES TO BE LAGGED. LOW ENERGY EFFICIENT BULBS & FITTINGS TO NEW LIGHTING INSTALLATIONS

09 NEW ABLUTIONS TO CONNECT SVP MANIFOLD CONNECTOR PROVIDE MIN (75)mm – DEEP SEAL TRAPS TO NEW ABLUTIONS MAINTAIN ACCESS FOR CLEANING.

SINKS.....(38)MM – BRANCH CONNECTION
WC.....(110)MM – BRANCH CONNECTION
SHOWER (50)MM – BRANCH & FLOOR-GULLY

10 VENTILATION RAPID VENTILATION: TO HABITABLE ROOMS BY OPERABLE WINDOWS EQUIVALENT TO A MIN 5% FLOOR AREA. BACKGROUND VENTILATION ALL NEW WINDOWS TO PROVIDE MIN (8000)MM2 OF TRICKLE VENTILATION

11 KITCHEN TO HAVE MECHANICAL EXTRACTION TO EXTERNAL AIR CAPABLE OF EXTRACTING 60L/SEC OR 30L/SEC IF INCORPORATED WITHIN COCKER HOOD BATHROOMS SHOWERS TO HAVE HUMIDISTAT CONTROLLED MECHANICAL EXTRACTION TO EXTERNAL AIR MIN 15L/SEC CAPACITY.

12 NEW EXTERNAL WINDOWS/DOORS SETS TO BE STANDARD (16)MM UPVC DOUBLE GLAZED UNITS FITTED WITH PILKINTON LOW-E SAFETY GLASS.

13 NEW INTERNAL DOORS TO BE (FD20) ONE & A HALF PAIRS RISING BUTT HINGES & INTUMESCENT STRIPS.

14 INTERLINKED MAINS-FED SMOKE DETECTORS AND ALARM WITH BATTERY BACK-UP INSTALLED TO GROUND AND FIRST FLOOR CIRCULATION SPACES. HEAT DETECTOR TO KITCHEN AREA.

15 GROUND FLOOR EXTERNAL WALLS CAVITY MASONRY (275)MM FACING BRICK OUTERLEAF (75)MM CAVITY THERMALITE SHIELD INNER LEAF WITH STAINLESS STEEL WALL TIES STAGGERED @ (450X600)C/C INTERVALS OF (225)MM VERTICALLY @ REVEALS AND/OR CAVITY CLOUSERS. FRONT ELEVATION TO MATCH EXISTING SAND CEMENT RENDER OVER EXPANDED METAL LARTH. BEAD TO DPC LEVEL. MOISTURE RESISTANT TEXTURED WHITE MASONRY PAINT UNDER-COAT AND FINISH TO GL. PLASTER INTERNAL FINISH. DECORATION & LOCATION OF SERVICE OUTLETS AND FITTINGS TO CLIENT SATISFACTION.

16 INTERNAL PARTITIONS (100X50)MM SOFT-WOOD TIMBER STUD WALLS WITH (100)MM ROCKWOOL FILL INSULATION PLACED BETWEEN STRUTS. AND (12.5)MM FOIL BACKED PLASTER BOARD WITH (5)MM PLASTER SKIM FINISH TO RECEIVE DECORATION AS PER CLIENTS REQUIREMENT. INNER FACE OF REVEALS TO RECEIVE (28)MM INSULATED PLASTER BOARD

17 GROUND AND FIRST FLOOR CONSTRUCTION Sc3 (50x150)MM TIMBERS SUPPORTED ON HANGERS OR BUILT INTO STRUCTURE @(400)MM C/C. (18)MM TONGUED AND GROOVED FLOOR BOARDING LAID OVER FINISHING TO CLIENTS REQUIREMENTS. ROCKWOOL QUILT (200)MM LAID BETWEEN JOISTS ON GALVA WIRE SUPPORT. GROUND BELOW TO RECEIVE (50)MM CONCRETE BLINDING.

18 NEW FOUNDATION TO BE MIN (500)MM WIDE (750)MM DEPTH MASS FILL C25 CONCRETE EXCAVATED BELOW ANY EXISTING FOUNDATIONS AND/OR DRAINAGE TO LA APPROVAL. ALL THE EXISTING FOUNDATIONS RECEIVING ADDITIONAL LOADING TO BE CHECKED BY THE LA FOR ADEQUACY PRIOR TO ANY RELEVANT WORK STARTING ON SITE

19 NEW STEEL BEAM (203x203x46)UC WITH MINIMUM (100)MM END BEARING ON (440x220x200) DENSE CONCRETE PAD STONES EXISTING INTERSECTING INNER(225x100) & OUTER (225x75)MM TIMBER BEAMS WITH(100)MM END BEARING DIRECTLY ONTO NEW UC BEAM 2X LAYERS (12.5)MM PB TO GIVE HALF HOUR FIRE RESISTANCE:

ALL DRAWN DIMENSIONS ARE TO BE CHECKED BY THE BUILDER ON SITE BEFORE STARTING WORK. THESE DETAILS/DRAWINGS HAVE BEEN PRODUCED FOR THE PURPOSE OF PLANNING AND BUILDING REGULATION SUBMISSION.

MRS K KAUR
26 SHEPHERD HOUSE LANE
WOKINGHAM RG6 1AD
TEL: 0118 9677 122

THIS DRAWING IS FOR PLANNING & BUILDING CONTROL ONLY AND ALL DIMENSIONS SHOULD BE CHECKED ON SITE PRIOR TO CARRYING OUT BUILDING WORK.

WHERE POSSIBLE ALL BUILDING MATERIALS FIXTURES AND FITTINGS TO MATCH THE EXISTING BUILDING'S MATERIALS.

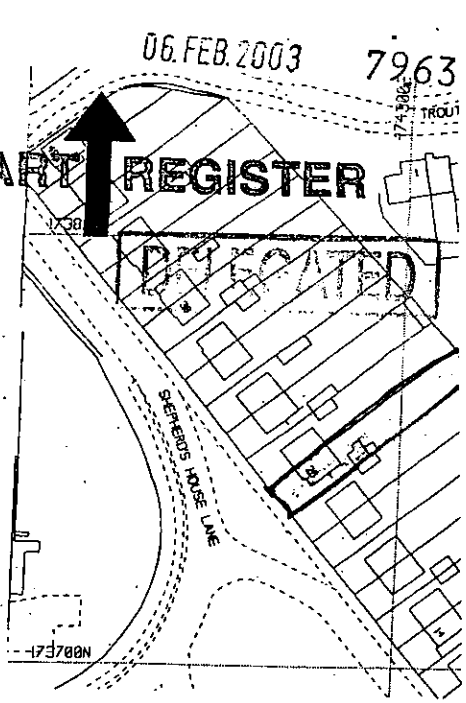
NO PART OF THE PROPOSED BUILDING SHOULD ENCROACH ON NEIGHBOURING PROPERTY WITHOUT THE PROPERTY OWNERS EXPRESS WRITTEN AUTHORITY.

RAINWATER TO DISCHARGE EITHER VIA EXISTING SURFACE WATER DRAIN OR TO A NEW SOAK AWAY LOCATED MIN 5000MM FROM ANY BUILDING.

FOUL WATER DRAINAGE TO DISCHARGE VIA NEW 110MM OSMA PIPE INTO THE EXISTING FOUL WATER DRAINAGE SYSTEM.

PLEASE NOTE THE PARTY WALL ACT APPLIES WHERE BUILDING WITHIN 6000MM OF A PARTY WALL OR STRUCTURE. AND YOU MAY WISH TO SERVE NOTICE OF YOUR INTENTION TO CARRYOUT SUCH BUILDING WORKS AS NECESSARY FAILURE TO FOLLOW THE REQUIREMENTS OF THE ACT MAYBE TAKEN INTO CONSIDERATION IN THE EVENT OF ANY SUBSEQUENT DISPUTES OR CLAIMS FOR DAMAGES ARISING FROM THE WORKS.

THIS COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF THE DISTRICT PLANNING OFFICER PURSUANT TO S.47 OF THE COPYRIGHT, DESIGNS AND PATENTS ACT 1988. UNLESS THE ACT PROVIDES A RELEVANT EXCERTION TO COPYRIGHT, THIS COPY MUST NOT BE COPIED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT HOLDER



LOCATION PLAN SCALE 1:1250



BLOCK PLAN SCALE 1:500

06.FEB.2003 7963

01 FLAT ROOF WARM DECK CONSTRUCTION ALL (SC3) GRADE PRESSURE TREATED TIMBER
EXTERNAL QUALITY 18mm PLYWOOD DECKING OVER (100X75)MM TO (0)MM SOFT-WOOD FERINGS @ (400)MM C/C OVER (150x50) Sc3 SAWN-TIMBER FLAT ROOF JOIST SPACED @ (400)MMC/C STRAPPED DOWN ON (100x100)mm SOFT WOOD TIMBER PLATE USING (5X35x1200)mm GALVANISED-STEEL RESTRAINT STRAPS @ MAXIMUM (1800)C/C.

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MRS K KAUR
26 SHEPHERD HOUSE LANE
WOKINGHAM RG6 1AD
TEL: 0118 9877 122

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LOCATION PLAN SCALE 1:1250

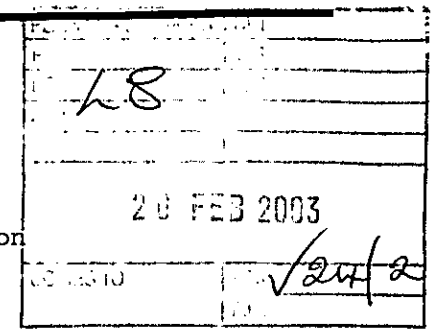
COPY HAS BEEN MADE BY OR WITH THE AUTHORITY OF THE DISTRICT PLANNING OFFICER PURSUANT TO S.47 OF THE COPYRIGHT, DESIGNS AND PATENTS ACT 1988. UNLESS THE ACT PROVIDES A RELEVANT EXCEPTION TO COPYRIGHT. THIS COPY MUST NOT BE STORED WITHOUT THE PRIOR PERMISSION OF THE COPYRIGHT HOLDER



BLOCK PLAN SCALE 1:500

OBJ

Sheila Viner



From: Easy Site Administrator [pauline.davis@wokingham.gov.uk]
Sent: 20 February 2003 11:00
To: development.control@wokingham.gov.uk
Subject: Feedback Received : Standard Enquiry

The following information was sent from the Standard Enquiry Form on 2/20/03 11:00:15 AM

What do you want to do?: Object

Planning application number: F/2002/7963

Your comments

I strongly object to the above planning application.
Firstly this extension was already started before permission was granted, and continues to be worked on! The orange sticker has only just gone up in the last two days, in the front room window, where no one can read it.
Secondly this extension is totally out of keeping with the rest of the lane. No other property has a dormer extension. If this is granted then it could form a president for other properties. How has a side elevation window been agreed to on the ground floor? I would not like to see the lane become overdeveloped like other properties in this part of Earley. It takes away the character of these houses.
Thirdly, there is a great problem with the parking in Shepherds House Lane. Vehicles parking on the grass verge etc., Jane Griffiths MP is aware of this problem. As are the local Town Councillors. I feel this extension could greatly exasperate the situation.

Name : Lorraine Jorge

Address
---
2 Shepherds HOuse Lane
Earley
Reading
Berkshire

Postcode : RG6 1AD

Telephone : 0118 926 1542 (AFTER 6PM)

Email Address : lorraine_jorge@hotmail.com

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 21 February 2003 sent 1st class
My ref: NB/F/2002/7963

Mr J. Pierce
39 Sibalius Close
Basingstoke
RG22 4HU

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

Dear Mr Pierce,

APPLICATION: F/2002/7963, SINGLE STOREY SIDE AND REAR EXTENSIONS
SITE: 26 SHEPHERDS HOUSE LANE, EARLEY

I refer to the above planning application.

I have been advised by our Highway Officer that they require further information, please find attached a copy of their consultation.

Please submit revised plans within the next 10 days showing these changes. If you wish to discuss the matter further I suggest you contact the Highway Officer (Adam Coggins) directly on 0118 974 6330.

The above information refers to highway matters only and is without prejudice to any future decision that this Council may take.

Yours sincerely

called 5/3/3 - He sent in a week ago → not received
∴ he will fax/send another copy in

NAB

Natalie Brown
Planning Officer

(on behalf of Louise Smith, Case Officer)

advised him to tell client that any work is at his own risk.

Enc.: highway consultation

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 13 February 2003

Application Number: F/2002/7963

Re: Parking
Proposal: Proposed single storey side and rear extensions to dwelling with side and rear dormer roof extensions.

Parish: EARLEY TOWN

Site Address:
26, Shepherds House Lane, Earley, Reading.

Applicant:
Mr K Kaur C/O Mr J Pearce.

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:** _____

Comment.

The area in front of no. 26 is public highway and therefore parking on this area is not acceptable to the highway authority.

Please remove this from the submitted plans, whilst keeping the 2no. spaces within the curtilage of the property.

Signed: _____ **Print name:** A 17/02/03.

For office use only.
Application number: 06.FEB.2003 7963

08 NOV 2002

Environmental Services

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name address and postcode Phone number	KULWINDER KAUR 26 SHEPERDES HOUSE LANE RG6 1AD 01189 677 122
2	Agent's name address and postcode Phone number	MR J. PIERCE 39 SIBELIUS CLOSE BASINGSTOKE RG 22 4HU 01252 336596
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.	26 SHEPERDES HOUSE LANE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR + SIDE EXTENSION WITH SIDE & REAR DORMER ROOF EXTENSION
5	Are there any trees on the site? If 'Yes', please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use, for example; red brick to match existing and dark stained timber.	WHITE RENDERED MASONRY FINISH + PLAIN PAN TILE ALL TO MATCH EXISTING MATERIALS
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 ☑

Please turn over

9	How many bedrooms does the property have?	Existing: 3	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. ✓		
	1:50, 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.

OR

Certificate B

I certify that;
None of the land forms part of an agricultural holding & 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 as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

Your signature: [signature] on behalf of

Date 25 10 02

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

ADDRESS 26 SHEPHERD'S HOUSE LANE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU.7473 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
45/51	Mr. L. F. Gibson	Garage & Coalshed	13/2/51	App. NIA
F/2002/7903	Mr Kaur	2/st Side + Rear ext		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

14

DETAILS AND SPECIFICATIONS

01 FLAT ROOF WARM DECK CONSTRUCTION ALL (SC3) GRADE PRESSURE TREATED TIMBER
EXTERNAL QUALITY 18mm PLYWOOD DECKING OVER (100X75)MM TO (0)MM SOFT-WOOD FERINGS @ (400)MM C/C OVER (150x50) Sc3 SAWN-TIMBER FLAT ROOF JOIST SPACED @ (400)mmC/C STRAPPED DOWN ON (100x100)mm SOFT WOOD TIMBER PLATE USING (5X35x1200)mm GALVANISED-STEEL RESTRAINT STRAPS @ MAXIMUM (1800)C/C.

02 ROOF COVERING HOT-BONDED STONE CHIPPINGS (12)MM DEPTH OVER 3X LAYERS OF BUILT UP FLAT ROOFING FELT OVER (80)mm CELOTEX DOUBLE RR OR SIMILAR INSULATION BOARD OVER VAPOUR-CHECK MEMBRANE LAID OVER ROOF DECKING

03 CEILING (12.5)mm GYPROC FOIL-BACKED PB WITH (5)mm PLASTER SKIM FINISH.

04 GALV-STEEL (5x35x1200) LATERAL RESTRAINT STRAPS @ MAX (1800)mm C/C EXTENDING ACROSS MIN 3NO JOISTS WITH NOGGINGS. GALV-STEEL (5x35x1200)mm HOLDING DOWN STRAPS @ MAX (1800)mmC/C TO (100x50)mm TIMBER WALL-PLATE.

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06 FOUL WATER DISPOSAL VIA (110)mm ø OSMA SVP VENTED TO EXTERNAL AIR TERMINATED IN PROTECTIVE COWL. UNDERGROUND DRAINAGE TO CONNECT TO EXISTING FOUL WATER DRAINAGE SYSTEM (110)mm ø OSMA PIPE AND ADAPTOR CONNECTOR.

07 PROVIDE ACCESS FOR CLEANING TO NEW FOUL WATER BRANCH AND GULLY CONNECTIONS. EXISTING FOUL DRAINAGE RUNS AND SVP TO BE RPLACED AS DETERMINED BY BUILDER ON SITE.

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TEL: 0118 9677 122

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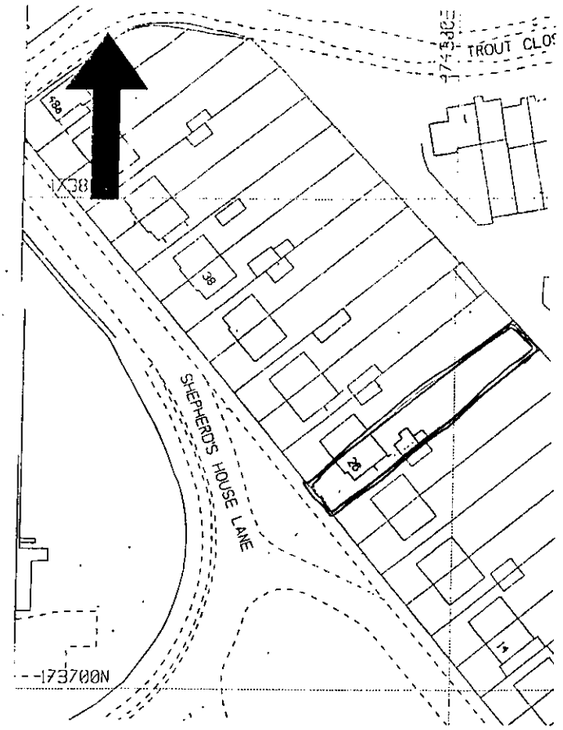
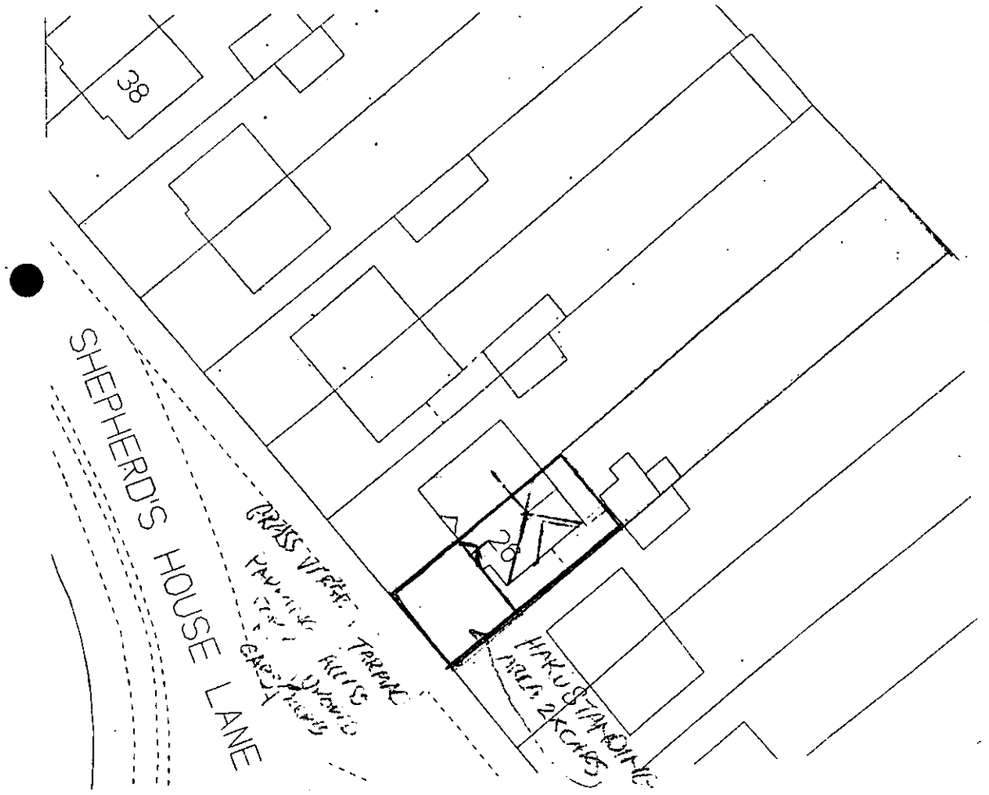
06.FEB.2003 7963



LOCATION PLAN SCALE 1:1250



BLOCK PLAN SCALE 1:500

Application Number : F/2002/7963	**Map No :** 41
Case Officer : LS	**Site Area :** 0.04
Valid Date : 06 FEB 2003	**Received Date: 08/11/2002**

Level : Delegated Application

Description : Proposed ~~2~~ single storey side and rear extensions to dwelling. with side & rear dormer roof extensions

Location : 26, Shepherds House Lane, Earley, Reading.

Parish : EA **Ward : WHI**

Applicant : Mr K Kaur C/O Mr J Pearce.

Fee Required: £110 **Fee Received: £110** (1)

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	Extn blocks access to garage at rear – show parking arrangements	20/11	
FORMS UNSIGNED	Also show position of extension on block plan & indicate roof layout.		06 FEB 2003
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Position of all windows, doors etc ~~esize~~ on rear elevation do not match floor plans!	20/11	06 FEB 2003
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 re parking

●

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

H/w consultation not necessary if they can show a minimum of 2 parking spaces on block plan

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.

Neighbour list

26, 24, 28 Shepherds House Lane, Earley.

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

Tel: (0118) 974 6463

Date: 13 February 2003

My ref: F/2002/7963

WOKINGHAM UNITARY
Aiming for Excellence

Councillor J Lissaman
46 Palmerstone Road
Earley
RG6 1HL

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/2002/7963
26, Shepherds House Lane, Earley, Reading.
Proposed single storey side and rear extensions to dwelling with side and rear dormer roof extensions.

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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/7963**
26, Shepherds House Lane, Earley, Reading.
Proposed single storey side and rear extensions to dwelling with side and rear dormer roof extensions.
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 J Lissaman

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

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

Tel: (0118) 974 6463

Date: 13 February 2003

My ref: F/2002/7963

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor G Storry
50 Church Road
Earley
RG6 1HT

Dear Councillor

Application Number: F/2002/7963
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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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/7963**
26, Shepherds House Lane, Earley, Reading.
Proposed single storey side and rear extensions to dwelling with side and rear dormer roof extensions.
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 G Storry

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

Received by Wokingham District Council

Application No: F/2002/7963

PROPOSAL:
Proposed single storey side and rear extensions to dwelling with side and rear dormer roof extensions.

LOCATION:
26, Shepherds House Lane, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (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 F/2002/7963 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/03/2003. 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
13 February 2003

06.FEB.2003 7963

Tel. (0118) 974 6429 or 6433

Date: 20 November 2002

Your Ref:

My Ref: F/2002/7963

Mr K Kaur
C/O Mr J Pearce
39
Sibelius Close
Basingstoke
Hants
RG22 4HU

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 Sir/Madam

Reference Number: 2002/7963

Site Address: 26, Shepherds House Lane, Earley, Reading.

Proposal: Proposed 2 storey side and rear extensions to dwelling.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please show position of parking spaces on the block plan as garage is lost. Please highlight the position of the proposed works on the clock plan. Indicate the roof layout also.

The position and size of all windows doors etc on the rear elevation do not match the floor plan. They should be the same.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

06.FEB.2003 7963 2002/7963

(Agent)Mr J Pierre
39 Sibelius Close
Basingstoke RG22 4HU

01256 356596

Planning Department
Wokingham Unitary
PO Box 157 Shute End
Wokingham **RG40 1WR**

06 FEB 2003

Dear Sir/ Madam

Your contact is John Pierre

Re: GROUND FLOOR & DORMER ROOF extension to domestic famliy dwelling

At: 26 Shepherds House Lane

In accordance with *(Town & Country Planning Act 1990).*

Application for planning consent to extend an existing family dwellinghouse. Extending existing kitchen, add ground floor study & Wc/bath rooms. Addition of 2nd floor bedroom.

Enclosed documents should include:

- ✓ *Six copies of planning application forms /certificate(s)*
- ✓ *Drawings numbers 02/SHL/01,02,03 & 04.*
- ✓ *Cheque£110.00 for Fees payable to Wokingham Unitary.*

Please contact *(Mrs.K Kaur)* or myself for additional information or wish to discuss the proposals.

Yours Sincerely

John Pierre
(For Mrs K Kaul)

For office use only.
Application number 06.FEB.2003 7963

Environmental Services

Householder planning application form

08 NOV 2002

WOKINGHAM UNITARY
Aiming for Excellence

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name address and postcode Phone number	KULWINDER KAUR 26 SHEPERDES HOUSE LANE RG6 1AD 01189 677 122
2	Agent's name address and postcode Phone number	MR J. PIERCE 39 SIBELIUS CLOSE BASINGSTOKE RG 22 4HU 01252 336596
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.	26 SHEPERDES HOUSE LANE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR + SIDE EXTENSION WITH SIDE & REAR DORMER ROOF EXTENSION
5	Are there any trees on the site? If 'Yes', please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use, for example; red brick to match existing and dark stained timber.	WHITE RENDERED MASONRY FINISH + PLAIN PAN TILE ALL TO MATCH EXISTING MATERIALS
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 ☑

Please turn over

9	How many bedrooms does the property have?	Existing: 3	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. ✓		
	1:50, 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.

OR

Certificate B

I certify that;
None of the land forms part of an agricultural holding & 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 as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

Your signature: K Glenn

on behalf of

Date 25/10/12

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

ADDRESS 26 SHEPHERD'S HOUSE LANE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU.7473 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
45/51	Mr. L.F. Gibson	Garage & Coalshed	13/2/51	App. N/A
F/2002/7903	Mr Kaur	2/St Side + Rear Ext		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE