24/12

APPLICATION NO:
F/2002/7958

LOCATION:
43 Froghall Drive, Wokingham.,

APPLICANT:
Miss V Davey

PROPOSAL:
Proposed erection of replacement wooden shed to rear of dwelling. Retrospective.

EARLIEST DATE FOR DECISION: **20/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
08/01/2003

CASE OFFICER: **Dawn Hancocks**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Miss V Davey
43 Froghalll Drive
WOKINGHAM
Berkshire
RG40 2LE

Application Number: F/2002/7958

Parish: **WOKINGHAM**

Location: **43 Froghall Drive, Wokingham**

Proposal: **Proposed erection of replacement wooden shed to rear of dwelling. Retrospective.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The building hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of and ancillary to the residential dwelling located on the site.

Reason
1. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policy EN1
South East Area Local Plan Policies SBE1, STV1
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3

T. G Watson

Trevor Watson
Development Control Manager
Date: 07/01/2003

Notice checked by: _____

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

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications,** using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

WORK SHEET FOR : Dawn Hancocks

Application Number : F/2002/7958

Applicant : Miss V Davey .

Location : 43, Froghall Drive, , Wokingham.
Proposal : Proposed erection of replacement wooden shed to rear of dwelling. Retrospective.

Site Notice Displayed ? :	YES	NO	DATE
	✓		5.12.02

Date of Neighbour Notifications : .....

Date of Site Visit : 10:12:02

Date Registered : 13/11/2002

Earliest Date for Decision : 20/12/2002

Latest Consultation Date/Site Notice Expiry Date : 20/12/2002

This application will have expired on: 08/01/2003. 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 :

Cllr - no objection

Neighbour (3) - concern re business activity - not relevant to application
- surface water drainage and use for business
- out of character, not controllable, condition ?
- one objector commented on the wrong structure.

Planning Issues :

i/d settlement
Impact upon neighbours
" " street scene

Application Number: F/2002/7958

Appraisal:

Development
The proposed is for the retrospective replacement of a wooden shed. The site is a detached bungalow with detached garage and an outbuilding to the rear, located within the identified settlement of Wokingham. The shed is located adjacent to the north boundary within 5m of the conservatory to the rear. It is 6.2m in length and 3.1m in width. It has a ridged roof with an eaves height of 2.4m and a ridge height of 3.5m.

1) Impact upon the neighbours
A 1.8m fence encloses the site to the sides and rear. There are also tall trees along the rear boundary and to the boundary with No.41 to the north. There is a large outbuilding to the rear of the garden of a similar design. A few neighbours have concerns with regards to the business activity at the site, which is not a matter for this application. One objector has concerns with the drainage of the water, which he believes contributes to the flooding of his garden. The area is not designated as a Groundwater Protection Zone or Flood Zone. These issues are most likely related to the outbuilding to the rear and not the replacement shed. The properties to the rear are on lower ground than the site. There are no windows in the shed. It is therefore considered that there are no adverse impacts in terms of overlooking, overshadowing and overbearing.

2) Impact upon the character of the street scene
No part of the shed is visible from the front of the house. The design is of a "Norwegian Log Chalet" style, which is the same as the existing outbuilding to the rear. There is no adverse impact upon the character of the street scene.

Approval: ✓ **~~Refusal:~~**

Application Number F/2002/7958
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C062	R062	"building"
			Retrospective so standard conditions not required.

RECORD OF SITE VISIT

SITE ADDRESS: 43 Froghall Drive Wokingham.

APPLICATION NUMBER: F/2002/7958

OFFICER: Dawn Hancocks

DATE OF SITE VISIT: 10/12

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓Yes, post to front

2. DESCRIPTION OF SURROUNDINGS

detached dwellings
not open plan

3. DESCRIPTION OF SITE/BUILDING

detached bungalow replacement shed
large outbuilding - pd, conservatory to rear
- home office

4. RELATIONSHIP TO ADJOINING PROPERTIES

45 - bungalow no o/l.
bungalows to side, houses to rear - lower land
2/m.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1.5m fence to rear

OTHERS v. tall trees to rear
1.5m fence to sides - trees up to 4/5m
to 41

received after consultation period
088

Dawn Hancocks

PLANNING SERVICES	HPT
POL	TLS
DC D&H	ENF
APP	
CS	
03 JAN 2002	
COPIES TO	

From: David Coulthard [dcoulthard@npg.org.uk]
Sent: 03 January 2003 10:27
To: dawn.hancocks@wokingham.gov.uk
Subject: Application No F/2002/7958

MVC-009F.JPG MVC-004F.JPG

Dear Mrs Hancocks,

Application No: F/2002/7958
Site Address: 43, Froghall Drive,Wokingham
Proposal: Proposed erection of replacement wooden shed to rear of dwelling (Retrospective)

Further to my comments to you on the planning application noted above, I attach two digital images to illustrate my concerns raised about flooding to my house, and the scale and proportions of the two outbuildings (not sheds) built without planning permission which I believe does not respect the form of the original domestic bungalow and is detrimental to the character of the residential area.

Yours faithfully,

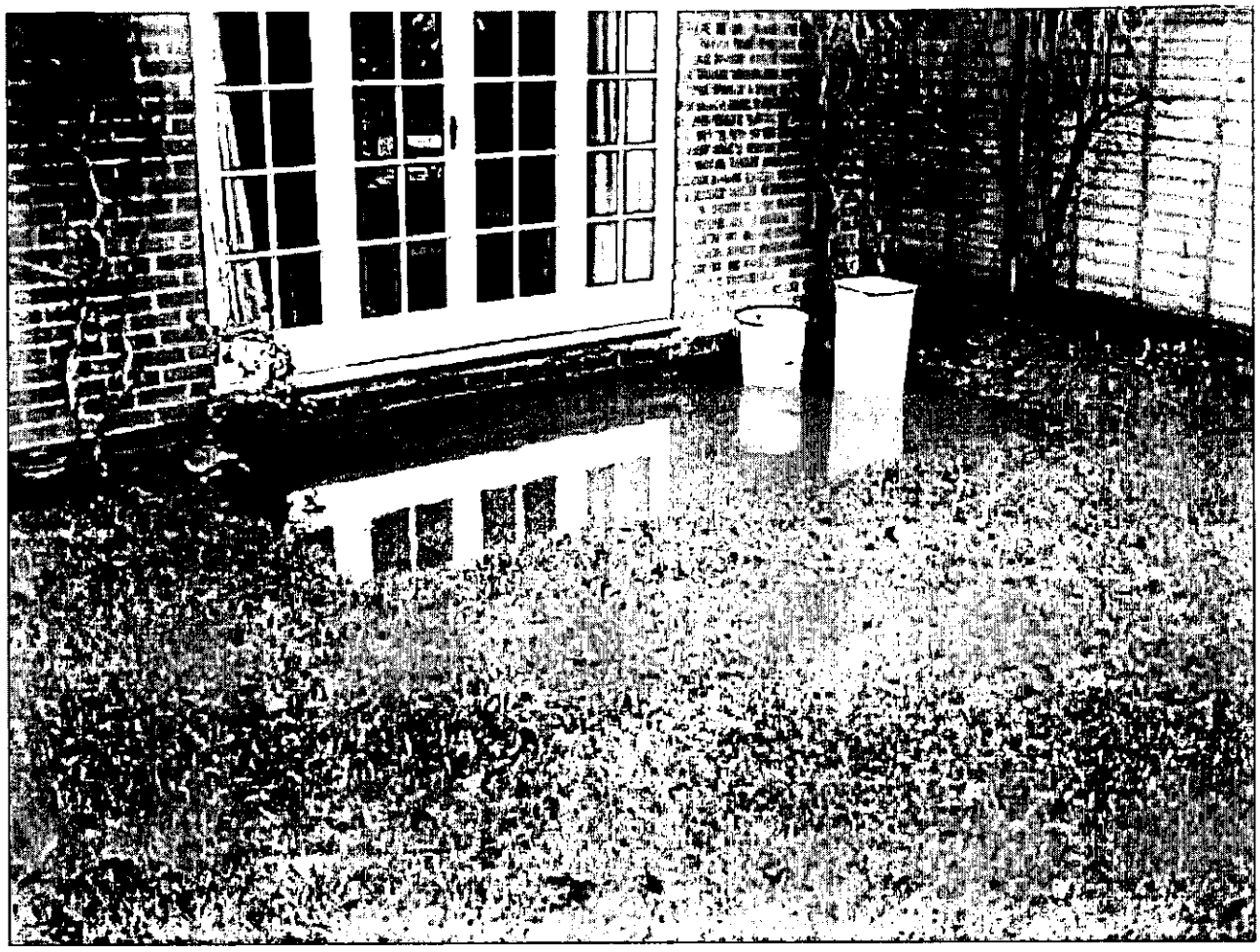
David Coulthard
24 Tattersall Close
Wokingham
RG40 2IP

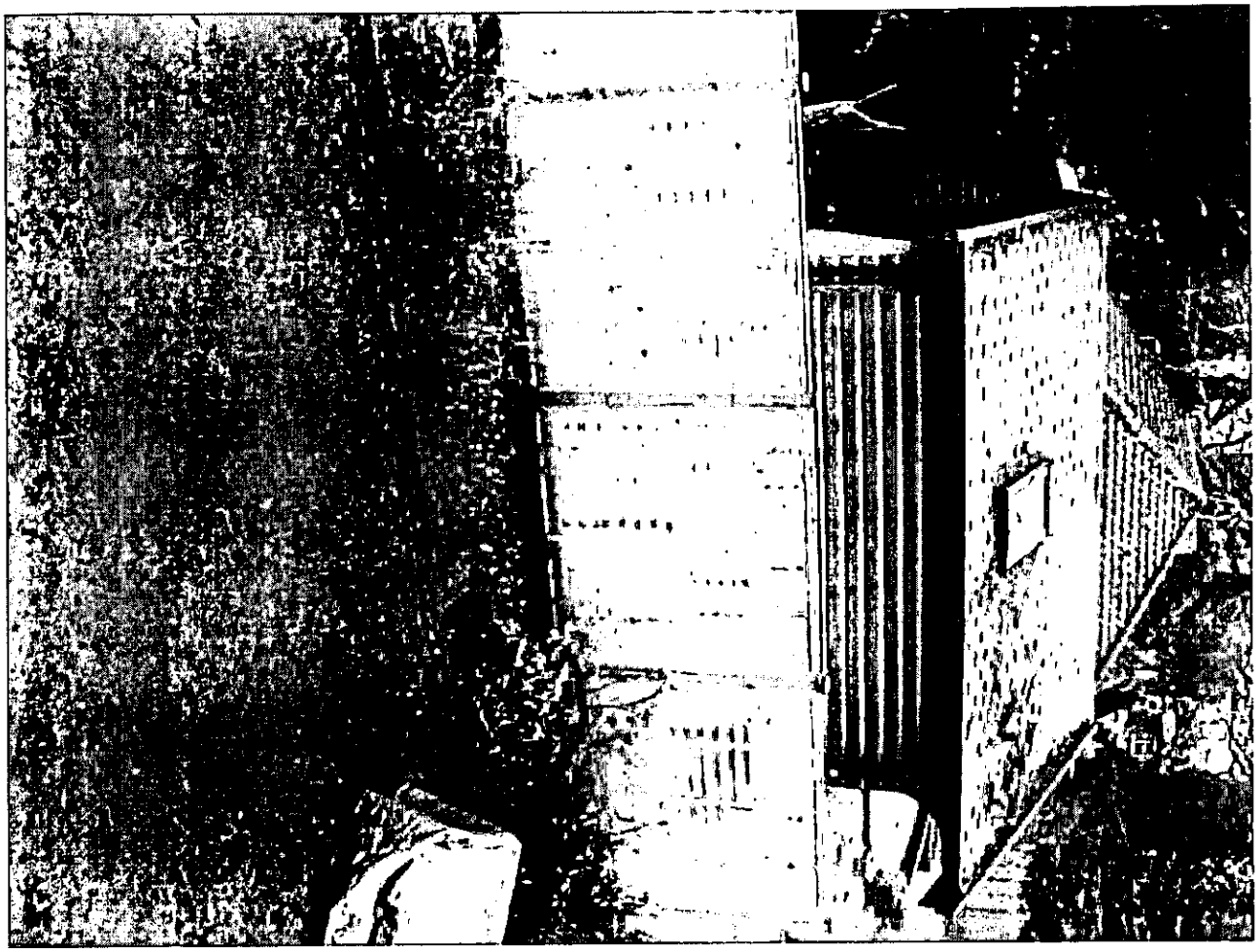
Home Tel: 0118 978 2046
Work Tel: 0207 312 2406

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN





PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7958. (Case Officer:Dawn Hancocks)

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.

PLA... UPT
DO ...
16 DEC 2002
24/12

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/7958

YOUR NAME: Andy McWilliams.

YOUR ADDRESS: (if these details are incorrect please amend)
22 TATTERSALL CLOSE
WOKINGHAM
BERKSHIRE
RG40 2LP

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:

The application states that it is for a replacement wooden shed when in fact the structure is a large home office!

Therefore the application is misleading!

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7958. (Case Officer:Dawn Hancocks)

WOKINGHAM UNITARY
Aiming for Excellence

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

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).

PLANNING SERVICES | HPT
FOL | TLS
16 DEC 2002
COPIES TO | 18/12/12

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

COMMENTS ON APPLICATION: F/2002/7958

YOUR NAME: DAVID COULTHARD

YOUR ADDRESS: (if these details are incorrect please amend)
24 TATTERSALL CLOSE
WOKINGHAM
BERKSHIRE
RG40 2LP

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:

SEE SEPARATE SHEET ATTACHED FOR COMMENTS

DAVID COULTHARD
14/12/2002

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Planning Application Comments for F/2002/7958 (43 Froghall Drive)
(Case Officer: Dawn Hancocks)

Surface Water Drainage

This log cabin and the much larger and obtrusive log cabin built earlier (and again with no evidence of planning permission) are not much smaller than the house and have substantial roof areas draining to soakaways near the boundary fence. My garden consequently floods with water several inches deep against my house. Roof drainage should be connected to proper surface water drains to protect my property from structural damage.

Non Domestic Use

I believe these large and highly obtrusive buildings are not for domestic use but for use in connection with a business. Several industrial type security warning notices at the front of this house is evidence of a serious threat the owners are concerned to protect against.

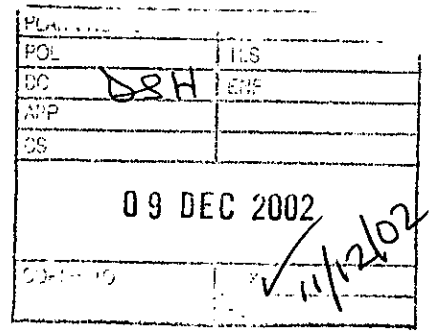
This is out of character with the residential area and neighbours should not be subjected to risks brought about by such undertakings.

David Coulthard
24 Tattersall Close
Wokingham
RG40 2LP

OBS

Phone: 0118 961 9013

47 Froghall Drive
Wokingham
Berks RG40 2LE



Planning Services Dept
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1WR

December 5, 2002

Dear Sirs

Re Planning Application F/2002/7958 at 43 Froghall Drive, Wokingham

I am writing to express my concern at the intended further development at No. 43 Froghall Drive. I have no objection to the erection of reasonably sized outbuildings for domestic purposes but, over recent years, there appears to have been increasing business activity at that address. Up to now that activity has not been a nuisance, apart from the rather inappropriate security notices, permanent rubbish skip and a minor increase in vehicular traffic. However, I am concerned that further development, if used for business activity, might disturb what is currently a quiet residential neighbourhood.

Yours faithfully

J. R Webb

Tel: (0118) 974 6480

Date: 26 November 2002

My ref: F/2002/7958

To Dawn Hancocks

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2002/7958
43, Froghall Drive, , Wokingham.
Proposed erection of replacement wooden shed to rear of dwelling. Retrospective.

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 **Dawn Hancocks** on **(0118) 974 6480** in the first instance.

Yours sincerely

Trevor Watson

Development Control Manager

LISTING FORM

Case officer: **Dawn Hancocks** Application Number: **F/2002/7958**
43, Froghall Drive, , Wokingham.
Proposed erection of replacement wooden shed to rear of dwelling. Retrospective.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

No objection observed.

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: R Tillyatt. Date: 28/4/02.

Councillor R Wyatt

DEC 2002

(*) Pre-app attached (*)

Application Number : F/2002/7958	**Map No :** 76
Case Officer : DSH	**Site Area :** 0.12
Valid Date : 13/11/02	**Received Date: 13/11/2002**

Level : Delegated Application

Description : Proposed erection of replacement wooden shed to rear of dwelling. Retrospective.

Location : 43, Froghall Drive, , Wokingham.

Parish : WK Ward : WES

Applicant : Miss V Davey .

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			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Other 2 elevations (see plan)		
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

●

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

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

Site Notice & See Map.

.....

.....

520 — Pre-app attached.

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

Tel: (0118) 974 6480

Date: 26 November 2002

My ref: F/2002/7958

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 J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: F/2002/7958
43, Froghall Drive, , Wokingham.
Proposed erection of replacement wooden shed to rear of dwelling. Retrospective.

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 **Dawn Hancocks** on **(0118) 974 6480** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/7958**
43, Froghall Drive, , Wokingham.
Proposed erection of replacement wooden shed to rear of dwelling. Retrospective.
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 Green

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

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

Tel: (0118) 974 6480

Date: 26 November 2002

My ref: F/2002/7958

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2002/7958
43, Froghall Drive, , Wokingham.
Proposed erection of replacement wooden shed to rear of dwelling. Retrospective.

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 **Dawn Hancocks** on **(0118) 974 6480** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Dawn Hancocks** Application Number: **F/2002/7958**
43, Froghall Drive, , Wokingham.
Proposed erection of replacement wooden shed to rear of dwelling. Retrospective.
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 R Wyatt

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

Received by Wokingham District Council

Application No: F/2002/7958

Proposal:
Proposed erection of replacement wooden shed to rear of dwelling. Retrospective.

Location:
43, Froghall Drive, , 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 F/2002/7958 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Dawn Hancocks P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/12/2002. 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

26 November 2002

Organisation_Name	Building_Name	address1	Postcode
		41FROGHALL DRIVEWOKINGHAM	RG40 2LE
		43FROGHALL DRIVEWOKINGHAM	RG40 2LE
		45FROGHALL DRIVEWOKINGHAM	RG40 2LE
		22TATTERSALL CLOSEWOKINGHAM	RG40 2LP
		23TATTERSALL CLOSEWOKINGHAM	RG40 2LP
		24TATTERSALL CLOSEWOKINGHAM	RG40 2LP
		25TATTERSALL CLOSEWOKINGHAM	RG40 2LP
FLAT 1	FROG HALL	FROG HALLFROGHALL DRIVEWOKINGHAM	RG40 2LF
2	FROG HALL	FROG HALLFROGHALL DRIVEWOKINGHAM	RG40 2LF
3	FROG HALL	FROG HALLFROGHALL DRIVEWOKINGHAM	RG40 2LF
4	FROG HALL	FROG HALLFROGHALL DRIVEWOKINGHAM	RG40 2LF
5	FROG HALL	FROG HALLFROGHALL DRIVEWOKINGHAM	RG40 2LF
6	FROG HALL	FROG HALLFROGHALL DRIVEWOKINGHAM	RG40 2LF
7	FROG HALL	FROG HALLFROGHALL DRIVEWOKINGHAM	RG40 2LF
8	FROG HALL	FROG HALLFROGHALL DRIVEWOKINGHAM	RG40 2LF
9	FROG HALL	FROG HALLFROGHALL DRIVEWOKINGHAM	RG40 2LF
10	FROG HALL	FROG HALLFROGHALL DRIVEWOKINGHAM	RG40 2LF
11	FROG HALL	FROG HALLFROGHALL DRIVEWOKINGHAM	RG40 2LF
12	FROG HALL	FROG HALLFROGHALL DRIVEWOKINGHAM	RG40 2LF

Mugshoner list F/2002/7958

Environmental Services

For office use only
Application number: ...OV.2002 7958

Householder planning application form

13 NOV 2002

7959

WOKINGHAM UNITARY
Aiming for Excellence

13 NOV 2002

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	MISS V. K. DAVEY 43 FROGHALL DRIVE, WOKINGHAM RG40 2LE 01189 772777
	Agent's Name Address and postcode Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS ABOVE ENCLOSED
4	Give brief details of the proposal for example, two storey side extension. About the application	REPLACEMENT BUILDING WOODEN GARDEN STORAGE SHED SINGLE STOREY ON CONCRETE RAFT BASE RETROSPECTIVE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	STAINED TIMBER DARK BROWN, GREY PLASTIC SHINGLE ROOF
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 2
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated. ✓		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red. ✓		
	• 1:500 scale site layout plan. ✓		
	• 1:100 or 1:200 scale floor plans and elevations. ✓		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of

Date 11 - 11 - 2002

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

E

ADDRESS 43 FROGHALL DRIVE PARISH WOKINGHAM

PLOT No. 3 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~P 834 3769~~				
022 3407 15/7/55		Erect 1 detached bungalow Plot 3	11/8/55	app
BR 1665	Mrs D. Hookey.	Ext to lounge	12/11/74	App
01770	"	" "	23.1.75	P/A C/A
BR 3527	"	Erect Car Port	2 10 75	App N/A
03498	"	"	27.11.75	N/A Ref
31385	MR. J. DAVEY	CONSERVATORY	9.9.88	CLA
/2002/7958	MISS DAVEY	Repl. Shed - Retro		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPC 4/60 BR3527 - CANCELLED BY W.D.C. - 19.10.78

DRAINAGE

091074