APPLICATION NO:
F/2000/3031

LOCATION:
12, Tanglin West Drive, Sonning Reading.

APPLICANT:
Mr & Mrs McNeil C/O Andrews Kalik Associates

PROPOSAL:
Proposed first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **15/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 08/02/2001

CASE OFFICER: **George Allpress**

APPROVED

X SYSTEMS LTD

SOUTHPORT U.K. Tel.01704-226866 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs McNeil
C/O Andrews Kalik Associates
The Studio
101 London Road
Reading
Berkshire
RG1 5BY

Application Number: F/2000/3031

Parish: **SONNING**

Location: **12, Tanglin, West Drive, Sonning, Reading.**

Proposal: **Proposed first floor side extension to dwelling.**

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

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the west facing roof slope or side elevations of the extensions hereby approved except for any which may be shown on the approved drawing(s).

Condition
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

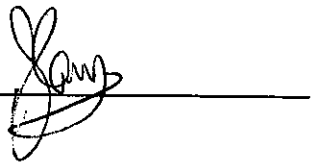
Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LBE1 and LT6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell
Development Control Manager
Date: 08/02/2001

Notice checked by: 

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

WORK SHEET FOR: George Allpress

Application Number: F/2000/3031

Applicant: Mr & Mrs McNeil C/O Andrews Kalik Associates.

Location: Tanglin, 12 West Drive, Sonning, Reading.

Proposal: Proposed first floor side extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		18/01/01

Date of Neighbour Notifications : 22/12/00

Date of Site Visit : 11/01/01

Date Registered : 14/12/2000

Earliest Date for Decision : 15/01/2001

Latest Consultation Date/Site Notice Expiry Date : 15/01/2001
08/02/01 (GA)

This application will have expired on: 08/02/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - recommend approval subject to conditions requiring retention of garage and provision of parking and turning space before implementation.

The occupants of the adjacent property, 'Trelawn' to the west object because of overlooking, loss of view and an overbearing impact.

Their property was visited on the 18th January, and they were advised that no demonstrable harm was considered to result.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2000/3031

Appraisal :

The application property is a large detached house which is set within large grounds and accessed via a private road

The existing dwelling has a detached garage close to the west property boundary with a single storey link extension between the garage and the principle dwelling.

The application proposes a hipped roof extra storey over part of the garage and whole of the plan form of the link extension, and bay fronted projections at both front and rear for additional habitable accommodation.

The proposal would result in a considerable increase in the massing of the exiting dwelling. However, the property is situated in large grounds, with a deep frontage and harm to the street scene is therefore not considered to result.

Moreover, the extension is designed in character with the existing building.

The roof line of the extension would be hipped in off and away from the adjacent boundary with Trelawn and would commence from a mid-way point over the existing garage. Sufficient separation between boundary and extension would be maintained so as to ensure no overbearing impact to Trelawn.

The orientation and distance between the two houses would ensure no direct overlooking and therefore material loss of privacy or loss of light.

The application dwelling has a drive through driveway, double garage and sufficient space to accommodate parking to meet the Local Plan standards. Highways recommend conditions to ensure retention of parking.

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

Application Number: F/2000/3031
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
			INSERT: .....in the west facing roof slope or side elevations of the extensions hereby approved.....
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

John Mitchell
8/2/07

RECORD OF SITE VISIT

SITE ADDRESS: Tanglin, 12 West Drive, Sonning, Reading.

APPLICATION NUMBER: F/2000/3031

OFFICER: George Allpress

DATE OF SITE VISIT: 11/01/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by large detached houses in spacious surroundings.

3. DESCRIPTION OF SITE/BUILDING Detached two storey single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES Trelawn, 14 West Drive adjacent to the north west - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES No trees in the vicinity of the proposed extension.

ACCESS/PARKING Private drive with access and egress points and double garage, front garden parking for several cars.

LEVELS Level.

BOUNDARY TREATMENT Brick wall to front, trees hedge and timber fencing elsewhere.

OTHERS None

Received by Wokingham District Council

Application No: F/2000/3031

Proposal:
Proposed first floor side extension to dwelling.

Location:
12, Tanglin, West Drive, Sonning, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/01/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

22 December 2000

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

Tel: 0118 974 6442

Date: **22 December 2000**

My ref: F/2000/3031

CONFIDENTIAL

Councillor Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

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

Dear Councillor

Application Number: F/2000/3031
12, Tanglin, West Drive, Sonning, Reading.
Proposed first floor side extension to dwelling.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/3031**
12, Tanglin, West Drive, Sonning, Reading.
Proposed first floor side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rose

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

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 22 December 2000

Application Number: F/2000/3031

Proposal: Proposed first floor side extension to dwelling.

Parish: SONNING PARISH

Site Address:
12, Tanglin, West Drive, Sonning, Reading.

Applicant:
Mr & Mrs McNeil C/O Andrews Kalik 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).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam Coggins.

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP
CS
15 JAN 2001
COPIES TO: | AGIC
FILE:

OBJ
2000/3031
GA

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 12 January 2001 09:08
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2000/3031
Correspondent_FullName: Roger & Christine Wild
Correspondent_StreetAddress: 14, Trelawn, West Drive, Sonning
Correspondent_Address2:
Correspondent_Town: Reading
Correspondent_County: Berks
Correspondent_PostCode: RG4 6GD
Correspondent_Telephone: 0118 9699492
Correspondent_Email: roger.wild@reading.gov.uk

Comments:

We are not in principle directly opposing this application, but we have a number of concerns which should be addressed.

When George Allpress makes his site visit next week, we ask that he should view the proposed extension from our property and he should see that:

1. We would be overlooked into 2 of our principle rooms - kitchen and study. Currently there is a very high degree of privacy and we spend a lot of time in these rooms.

2. The proposed configuration will come very close to our building and boundary. There is currently some distance between us giving good privacy and seperation.

There is currently a high hedge and tree growth shielding us from being overlooked, even in winter. Could the planning consent, if granted, stipulate that the hedge should be allowed to grow by several feet thus protecting us from being overlooked. Would Mr Allpress please look at this aspect from our perspective.

George Allpress

From: George Allpress
Sent: Monday, January 15, 2001 7:59 AM
To: 'Wild, Roger'
Subject: RE: Planning Application 2000/3031 - Tanglin West Drive

Sensitivity: Confidential

Dear Mr Wild,
re:current planning application for Tanglin - F/2000/3031
Further to your e-mail. I made my site visit last Thursday but am willing and available to visit your property this coming Thursday (18th) when I will be making further site visits. I can't agree to a specific time, because of work demands by can agree to a.m. or p.m. I will phone but please feel free to contact me via this means if you prefer.
Yours faithfully,
George Allpress

-----Original Message-----
From: Wild, Roger [SMTP:Roger.Wild@reading.gov.uk]
Sent: Friday, January 12, 2001 11:51 AM
To: 'george.allpress@wokingham.gov.uk'
Cc: Wild, Roger
Subject: Planning Application 2000/3031 - Tanglin West Drive
Importance: High
Sensitivity: Confidential

Dear Mr Allpress

Below is the text of our objection to the planning application for Tanglin which I put onto your website this morning. Please will you call at our house (phone Christine first) when you are carrying out your site visit.

"We are not in principle directly opposing this application, but we have a number of concerns which should be addressed.

When George Allpress makes his site visit next week, we ask that he should view the proposed extension from our property and he should see that:

1. We would be overlooked into 2 of our principle rooms - kitchen and study. Currently there is a very high degree of privacy and we spend a lot of time in these rooms.

2. The proposed configuration will come very close to our building and boundary. There is currently some distance between us giving good privacy and separation.

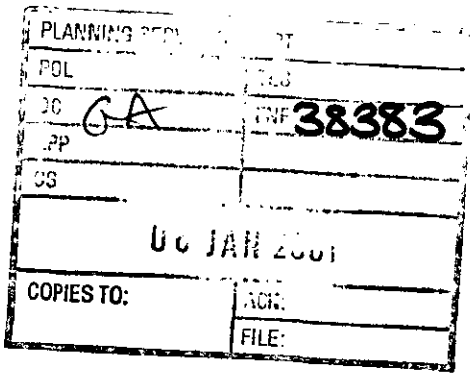
There is currently a high hedge and tree growth shielding us from being overlooked, even in winter. Could the planning consent, if granted, stipulate that the hedge should be allowed to grow by several feet thus protecting us from being overlooked. Would Mr Allpress please look at this aspect from our perspective".

Best wishes

Roger & Christine Wild

Trelawn, 14 West Drive
Sonning, Berks, RG4 6GD
0118 969 9492 Home
0118 939 0814
roger.wild@reading.gov.uk

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642



WA/JAG/1556

5th January 2001

Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

F.A.O. Mr G Allpress

Dear Sir,

TANGLIN, 12 WEST DRIVE, SONNING - F/2000/3031

Further to your note received on 3rd January regarding the above, please find enclosed 6 copies of our drawing 1556/02A revised to show the parking layout.

Yours faithfully,

W. Awori.

Enc:

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

AMA/JAG/1556

14.DEC.2000* 3031

12th December 2000

Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Sirs,

12 WEST DRIVE, SONNING

My clients wish to extend their existing house on the first floor over the existing study and part of the garage to form an additional bedroom and en-suite bathroom above.

I enclose the following in order to make a detailed Planning application:

- 6 copies of application forms
- Certificate A
- 6 copies of drawing nos. 1556/1, 2, 3 and 4
- Deposit cheque in the sum of £95.00.

If you need any further information on this application please do not hesitate to contact me.

Yours faithfully,

A.M. Andrews.

Enc:

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 4 DEC 20	
Officer: GA	Application No. F/2000/3031

Map No. 37 **Site** 0129
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F.) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: 12 WEST DRIVE

Parish: SONNING Ward: SONNING
22.12.00

Applicant: MR | MRS MCNEILL

Fee Received 95-00 Required ..... Additional ..... Refund .....
(2)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Development on a 6th bedroom will require 5 parking spaces to be shown.	22.12.00	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 22.12.00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....✓.....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

.....Site notice and see map ✓.....
.....
.....
.....
.....
.....
.....
.....
.....

1509/ab

PLANNING APPLICATION PART 1

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MR & MRS MCNEILL
14 DEC 2000* 3031	ADDRESS	IANGLIN
		12 WEST DRIVE SONNING
	POST CODE	RG4 6QD Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ANDREWS KALIK ASSOCIATES
	ADDRESS	THE STUDIO, 101 LONDON ROAD
		READING
	POST CODE	RG1 5BY Tel No. 01189507700
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	IANGLIN
		12 WEST DRIVE, SONNING
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.29 HECTARES
5. Give brief details of the proposal	ABOUT THE APPLICATION	EXTENSION TO FIRST FLOOR TO FORM AN ADDITIONAL BEDROOM AND EN-SUITE BATHROOM
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	✓
CONSTRUCTION OF NEW BUILDING		DEMOLITION	
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application. N/A

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

(YES) / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

BRICKWORK PAINTED WHITE
TILE HUNG WALL
MATCHING ROOF TILES

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

(YES) / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

(YES) / ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

(YES) / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

~~YES~~ / (NO)

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / (NO)

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

~~YES~~ / (NO)

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

~~YES~~ / (NO)

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / (NO)

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 (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / (NO)

23. THE FEE ENCLOSED IS £ 95.00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED (ANDREWS KALIK ASS.) ON BEHALF OF Mr & Mrs McNEILL DATE 13/12/2000

Before submitting this application check that you have answered all the relevant questions 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.

1789/a

SECTION 66 CERTIFICATE

Application No. 14.DEC.2001* 3031

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

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . (ANDREWS KALIK ASSOCIATES) . . .

On behalf of . . MR & MRS MCNEIL . . . . . .

Date . . 13/12/2000 . . . . . .

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

14 DEC 2000 * 3031

"TANGLIN"

Boundary Revised 1/4/70

ADDRESS 12 WEST DRIVE

PARISH ~~WOODLEY~~ SONNING

PLOT No. Old Property

ORD. SHEET No. SU.7674 37

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
301/72	W/Cmd C.T. Kimber	Bungalow on land adjoining	16.3.72	N/A. Refuse
19345	MR C KRZAK	2/ST. & S/ST. HTS & DBLE GARAGE	6.5.83	N/A C/A
BR 20831	"	"	21.6.83	APP N/A
96/64760/F.	MR & MRS McNEILL	2/ST. & S/ST. HTS. & CONSERVATORY	30.01.97	C/A
FP 97/6230 A	"	"	16.7.97	Ref C/App

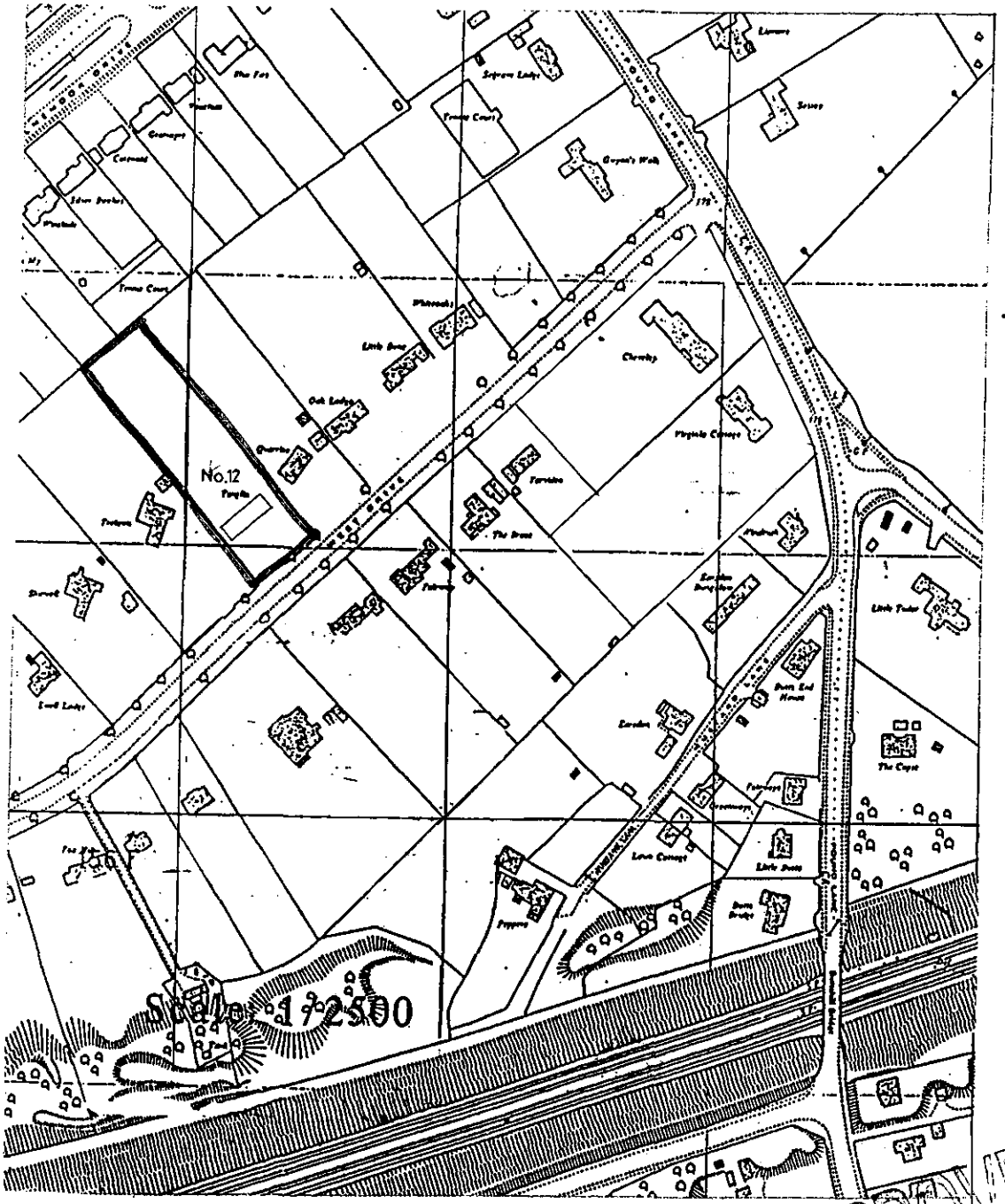
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

14.DEC.2000* 3031



Location Plan
1:2500

APPROVED

letter date revision

job ALTERATION TO 12 WEST DRIVE
SONNING

client MR & MRS MC NEIL

drawing LOCATION PLAN
SITE PLAN

scale 1:2500

date DEC'2000

drawn by WAS

1556/01

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES



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Development Control Section, Environmental Services, Wokingham District Council.
20 December 2000

Scale: 1 : 1250

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