APPLICATION NO:
F/2000/2731

LOCATION:
Forest Oak Milton Road, Wokingham.

APPLICANT:
Mr & Mrs Keevill C/O West London Estates

PROPOSAL:
Proposed erection of triple garage with bedroom and bathroom in roof space.

EARLIEST DATE FOR DECISION: **08/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
25/12/2000

CASE OFFICER: ~~Heather Morgan~~ Natalie Brown

APPROVE

RAILEX
Marbleboard

EASIFILE EP7

(NB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Keevill
C/O West London Estates
2 (b) Prospect Street
Caversham
Reading
RG4 8JG

Application Number: F/2000/2731

Parish: **WOKINGHAM**

Location: **Forest Oak, Milton Road, Wokingham.**

Proposal: **Proposed erection of triple garage with bedroom and bathroom in roof space.**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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) 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
4. 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.

Condition
5. The proposed development shall always remain ancillary to, and not be sold, leased or otherwise disposed of separately from the main dwelling.

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

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

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

Informative
1. This permission relates to the application as amended with revised plans, drawing number AK/825/01a submitted to the Local Planing Authority on 25 January 2001 showing alterations to the design of the garage and does not approve the proposals as originally submitted, nor does it approve the 1.8m high close boarded fence at the front with Milton Road.

Informative
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.

South East Area Local Plan Policies SW2, STV1, SBE1 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WBE2.

John Mitchell
Development Control Manager
Date: 21/02/2001

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.

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 19 February, 2002
My ref. BC/DC/2000/2731

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr J Keevil
c/o J M Norrish
163 Canal Towpath
Avoncliff
Bradford-on-Avon

Dear Sirs

PLANNING PERMISSION 2000/2731
SITE: FOREST OAK, MILTON ROAD, WOKINGHAM

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

I would like to take this opportunity to remind you that Planning Permission Number 2000/2731 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

NATALIE BROWN
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2731	NB
BUILDING CONTROL NUMBER.	FP 2002/2595	Central
APPLICANT/AGENT	J. H. Norrish	
ADDRESS OF SITE	Forest Oak Milton Road WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	Triple garage with accommodation over/spare (bedroom + bathroom)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	825-03.
ELEVATIONS	2981/05 + 06	AK/825/01a
FLOOR PLANS	2981/01	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? BC	- one less Velux - stairs at different end - end doors + windows omitted	
DATE	11/1/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 27 March 2001
My ref: NB/JRM/F/2000/2731

Mr R. Neale
West London Estates Ltd
2B Prospect Street
Caversham
Reading
Berks
RG4 8JG

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

Dear Mr Neale,

APPLICATION: F/2000/2731 – DETACHED TRIPLE GARAGE WITH BEDROOM ABOVE
SITE: FOREST OAK, MILTON ROAD, WOKINGHAM

I refer to your letter received on the 12 March 2001 with reference to the above.

I can confirm that the replacement of the three velux windows with two dormer windows would require planning permission. This is because they would increase the volume of the existing permission.

Please note that as a fee was paid on application F/2000/2731, you would be exempt from a fee if you resubmitted the application.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

John Mitchell
Development Control Manager

WEST LONDON ESTATES LTD
2B PROSPECT STREET, CAVERSHAM, READING, BERKS. RG4 8JG

Telephone: 0118 946 4000 Fax: 0118 946 4001
e-mail: wle@ukgateway.net

Chartered Building Surveyors

Natalie Brown
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157, Shute End
Wokingham RG40 1WR

8th March 2001
RJN/lw/825-14

Dear Ms Bryan,

Re : Forest Oak, Milton Road, Wokingham –Application No. F2000/2731 – Proposed Erection of Triple Garage

I refer to the above Planning Permission and would like your opinion on the client's requirement to have two dormers, as per enclosed sketch, in lieu of the three conservation rooflights.

Yours sincerely,

Richard J Neale
WEST LONDON ESTATES LTD

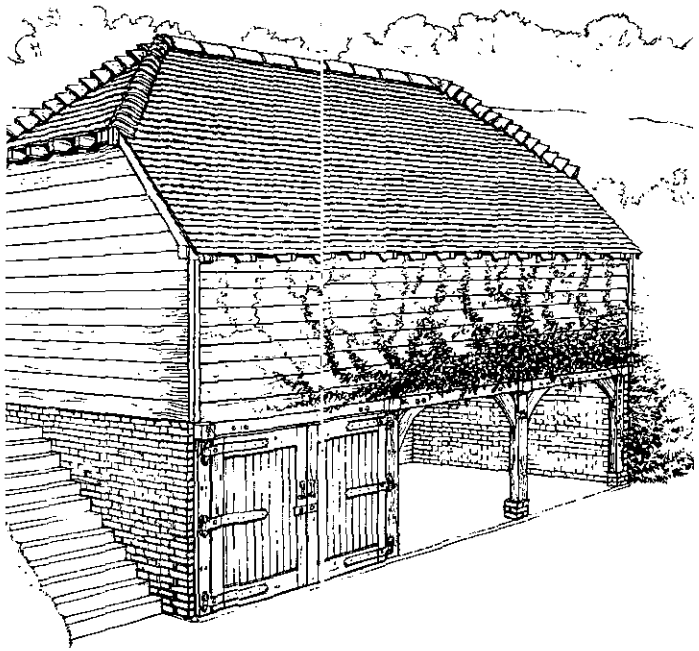
Encs.

PLANNING 40958
FOL
DC NB ENF
APP
CS
12 MAR 2001
COPIES TO:

Cc: John & Heather Keevill

He phoned 27/3 chasing up reply to letter

27/3 - 11.40 - left a message to say it would require a new application as increasing the volume of an existing permission & would be putting letter in post also.



Q *What about insulation and heating?*

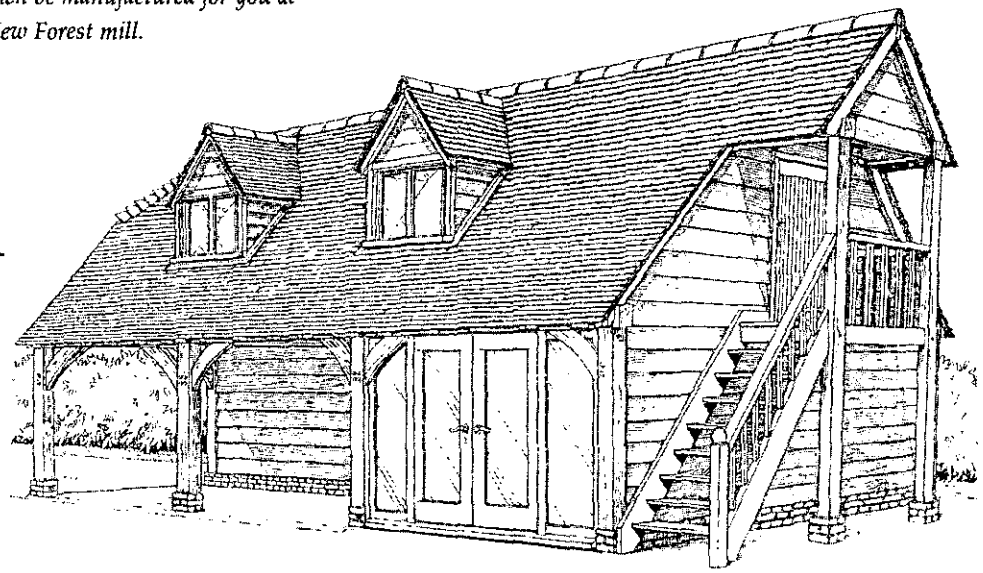
A *If your oak-framed building is to be used for habitation or special purposes we are pleased to advise on suitable insulation and heating if separate from the main dwelling. Wood is a good insulator in itself.*

Q *Can I add an upper floor to my building?*

A *The timbers used in our buildings can usually support an upper floor with minor additions and amendments. Some of our clients have found this useful to add storage space to garages and stables, or to create a self-contained office. We can advise on the extra work required and specify extra flooring, roof features and window requirements*

Q *What if I want something unique?*

A *A number of our clients find that, despite the thousands of options, using our modules cannot create what they want exactly. If this is the case, our bespoke building designers can draw your requirements which will then be manufactured for you at our New Forest mill.*



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

Tel: (0118) 974 6446

Date: **14 November 2000**

My ref: F/2000/2731

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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/2000/2731
Forest Oak, Milton Road, , Wokingham.
Proposed erection of triple garage with bedroom and bathroom in roof space.

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 **Heather Morgan** on **(0118) 974 6446**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/2731**
Forest Oak, Milton Road, , Wokingham.
Proposed erection of triple garage with bedroom and bathroom in roof space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Earnshaw

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

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

Tel: (0118) 974 6446

Date: **14 November 2000**

My ref: F/2000/2731

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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/2000/2731
Forest Oak, Milton Road, , Wokingham.
Proposed erection of triple garage with bedroom and bathroom in roof space.

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If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/2731**
Forest Oak, Milton Road, , Wokingham.
Proposed erection of triple garage with bedroom and bathroom in roof space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Eke

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

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

Tel: (0118) 974 6446

Date: **14 November 2000**

My ref: F/2000/2731

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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/2000/2731
Forest Oak, Milton Road, , Wokingham.
Proposed erection of triple garage with bedroom and bathroom in roof space.

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 **Heather Morgan** on **(0118) 974 6446**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/2731**
Forest Oak, Milton Road, , Wokingham.
Proposed erection of triple garage with bedroom and bathroom in roof space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Malvern

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

Received by Wokingham District Council

Application No: F/2000/2731

Proposal:
Proposed erection of triple garage with bedroom and bathroom in roof space.

Location:
Forest Oak, Milton Road, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/12/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

14 November 2000

WEST LONDON ESTATES LTD
2B PROSPECT STREET, CAVERSHAM, READING, BERKS. RG4 8JG

WL estates
Chartered Building Surveyors

Telephone: 0118 946 4000 Fax: 0118 946 4001
e-mail: wle@ukgateway.net

30.OCT.2000* 2731

The District Planning Officer
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham RG40 1WR

27th October 2000
MC/lw/825-7

Dear Sirs,

Re : Forest Oak, Milton Road, Wokingham –Triple Garage

I have pleasure in enclosing the following in respect of Planning Application for the above project :

6 no. copies of Form 1769 Part 1
Section 66 Certificate A and Agricultural Holdings Certificate
6 no. copies of drawing AK/825/01 – Plans and Elevations
6 no. copies of Site Plan 825-03 at 1:500
1 no. cheque for £95

I look forward to hearing from you.

Yours faithfully,

M Chaudhary.

Mustafa Chaudhary
WEST LONDON ESTATES

Encs.

Cc: Mr & Mrs Keevill

Please file on app file

40362

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

CS

COPIES TO:

FILE

Case officer: Natalie Brown

Application Number: F/2001/2731

Proposal: Proposed erection of triple garage with bedroom and bathroom in roof space

Site Address: Forest Oak, Milton Road, Wokingham

Applicant: Mr & Mrs Keevill C/O West London Estates

Your observations are required in respect of this application **by 17/02/01**

No objections to amendments shown on drawing no AK/825/0/a :

- **Change in no/ position of roof lights**
- **Window in end elevation**
- **Change to roof above staircase**
- **Change of materials to wavey edge timber boarding with black finish**

SIGNED: RA Harcourt **DATE:** 23/02/01

pp **CLERK TO Wokingham Town Council**

For plan see Officer file or Part One.

please file on application file

13 FEB 2001

Date: 07 February 2001

To: Harold Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2000/2731

Location: Forest Oak, Milton Road, Wokingham.

Proposal: Proposed erection of triple garage with bedroom and bathroom in roof space.

Applicant: Mr & Mrs Keevill C/O West London Estates.

Case Officer: Natalie Brown

The new plans show the following: Reduction of ridge height. External alterations - change in no./position rooflights, window in end elevation and change to roof above staircase. Change of materials from brick to wavey edge timber boarding with black finish. Drawing no AK/825/0/a.

Comments are required by 17/02/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

I CONSIDER THE REVISIONS NOW INCORPORATED WILL HELP TO MINIMISE THE IMPACT OF THIS GARAGE ADDITIONAL STRUCTURE IN A PREVIOUSLY WOODED EDGE TO THE TOWN.

Harold Sanders

CONSERVATION + DESIGN

28. 02. 01.

WEST LONDON ESTATES LTD
2B PROSPECT STREET, CAVERSHAM, READING, BERKS. RG4 8JG

Telephone: 0118 946 4000
Fax: 0118 946 4001
e-mail: wle@ukgateway.net

WL estates
Chartered Building Surveyors

39110

NB

23rd January 2001
RJN/lw/825-11

Natalie Bryan
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157, Shute End
Wokingham RG40 1WR

COPIES TO: | ACK: | FILE:

Dear Ms Bryan,

Re : Forest Oak, Milton Road, Wokingham –Application No. F2000/2731 – Proposed Erection of Triple Garage and 1.8m High Fence to Footpath

Following our meeting on 12th January 2001, I now enclose four copies of our drawing AK/825/01A, revised to incorporate all of the amendments requested by you and your Conservation Officer, together with copies of the Site Plan at a scale of 1:500 showing the 1800mm high close-boarded fence required to Milton Road boundary.

I trust that you will now be able to approve this proposal within the next two to three weeks.

Yours sincerely,

2731

REVISED PLAN

Richard J Neale
WEST LONDON ESTATES LTD

Encs.

Cc: John & Heather Keevill

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/2731

Applicant : Mr & Mrs Keevill C/O West London Estates.

Location : Forest Oak, Milton Road, , Wokingham.
Proposal : Proposed erection of triple garage with bedroom and bathroom in roof space.

Site Notice Displayed ? :	YES	NO	DATE
	✓		21/11

Date of Neighbour Notifications : .....

Date of Site Visit : 21/11

Date Registered : 30/10/2000

Earliest Date for Decision : 08/12/2000

Latest Consultation Date/Site Notice Expiry Date : 08/12/2000

This application will have expired on: 25/12/2000. 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 :
WOK TC : none received
highways : conditions as previous
cons offices/urban design : ~~stance~~ if principle acceptable, roof lights etc should be re-considered

SN/neighbours - none
The Holt school - no objection.

Planning Issues : Old Sett fronting greenroute/corridor.

REVISED PLAN REC : 25/1

Application Number: F/2000/2731

Appraisal :

See attached sheet

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

Application Number F/2000/2731
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	C001	R001	full perm - 5 yrs
(2)	C012	R012	Materials to be submitted + agreed
(3)	C049	R049	Garaging to remain
(4)	C022	R122	Parking + Turning.
(5)		R062	The proposed development shall always remain ancillary to, and not be sold leased nor otherwise disposed of separately from the main dwelling.
		N02	Revised Plans. Ins: Plans (drawing Nº AK/825/01a Ins: 25 January 2001 Ins: alterations to the design of the garage Ins (after orginally submitted), nor does it approve the 1.8m high close boarded fence at the front on Milton Road.

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	
SOUTH-EAST AREA LOCAL PLAN POLICIES:	SW2, SN1, SBE1, SBE2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS3, WBE1, WBE2
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	EN1
MINERALS LOCAL PLAN POLICIES:	

21/2/01

RECORD OF SITE VISIT

SITE ADDRESS: Forest Oak Milton Road Wokingham. APPLICATION NUMBER: F/2000/2731	OFFICER: Heather Morgan DATE OF SITE VISIT: 21/11

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on blue millgate homes board - entrance to site

2. DESCRIPTION OF SURROUNDINGS
Adj to new mill Homes (7 houses) development.

3. DESCRIPTION OF SITE/BUILDING
~~Rear of property bo~~ ~~Gar~~ side blue of garage would be in line with side blue of dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES
Rear/side of property backs onto school - front faces Milton Rd. Other side with new d'ment

5. SITE CONSTRAINTS

TREES various trees/shrubs @ ~~front of~~ between house + Milton Rd + where garage is to go.

ACCESS/PARKING circular gravel driveway leading from Milton Rd → house
currently skip in front of house
no garage at present

LEVELS

BOUNDARY TREATMENT wire mesh fencing with road + some trees (clear view of road from house).

OTHERS boundary @ side with school grounds - heavily screened

Application Number: F/2000/2731

Appraisal:

Development

For a detached triple garage with bedroom above.

Revised plans (AK/825/01/a) were received following comments from the urban design team and a meeting with the applicant and agent.

The garage would be 10.5m in length and 6.5m in width. The revised plans reduced the height oft he garage from 5.8m to 5.5m. Other changes included changes to the positioning and number of velux roof lights, reduction in the amount of roof above the staircase and a change of materials from brick to waney edged timber boarding with black paint finish.

1. Impact upon neighbouring properties
   The proposed development would be set away from all boundaries and would be set away from all neighbouring properties. The site adjacent to Forest Oak is currently being developed with 7 dwellings. The proposed development would be away from these properties. It is therefore considered that there would be no detrimental impacts in terms of overlooking, overshadowing nor through its being over bearing.

2. Impact upon the character of the area
   Whilst the proposed development would be approximately 9.5m forward of the existing front building line of the dwelling, it would be approximately 16m from the road. One of the new dwelling in that adjacent development (plot 1), although lying to the south of Forest Oak, would be approximately 10m forward of the proposed garage building line. The proposed garage would be made of black boarded timber rather than red brick as per the previous revision. This would make the garage far less conspicuous in terms of the street scene and impact upon the character of the greenroute.
   It is therefore considered that there would be no detrimental impacts upon the character of the area.

3. Impact upon highway safety (parking provision)
   The existing site has no garage facilities. Provided that the proposed development were to remain ancillary to the dwelling, and the parking and garaging were to remain, there would be no detrimental impacts to highway safety.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 30 OCT	
Officer: HM	Application No. F/2000/2731

Map No. 68A **Site** 0.19
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F.) PROPOSED ERECTION OF TRIPLE GARAGE WITH BEDROOM & BATHROOM IN ROOF SPACE

Location: FOREST OAK MILTON ROAD

Parish: WOKINGHAM Ward: EMMBROOK
14.11.00

Applicant: MR | MRS ICEVILL

Fee Received 95-00 (1) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	blue line should be red & include access	✓	
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	☑		
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
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 : 14.11.00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees ✓
Conservation Officer 6.12.2000
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 (BABTIE) .....
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:

S/N + Sunridge
Highmoor } Milton Road
Benfield side
The Holt School, Holt Lane ✓
Glebeland House, Woolf Drive

HEADTEACHER

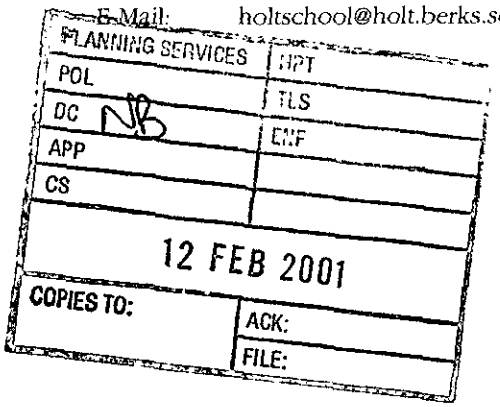
Mrs. L. A. K. Roberts, M.B.A., B.A., F.R.S.A.
Reference: J\Data\Head\WDC-PlanningApplication-MiltonRd

THE HOLT SCHOOL

Holt Lane Wokingham Berkshire RG41 1EE
Telephone: Wokingham (0118) 978 0165
Fax No: Wokingham (0118) 989 0831
E-Mail: holtschool@holt.berks.sch.uk

9 February 2001

39777



Natalie Brown
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Ms Brown

Application Number: F/2000/2731
Site Address: Forest Oak, Milton Road, Wokingham.

Further to your recent letter I am writing to let you know that we have no objection to the application for building work to be carried out at the above address.

Yours sincerely

Mrs L A K Roberts
Headteacher

Date: 07 February 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/2731

Location: Forest Oak, Milton Road, Wokingham.

Proposal: Proposed erection of triple garage with bedroom and bathroom in roof space.

Applicant: Mr & Mrs Keevill C/O West London Estates.

Case Officer: Natalie Brown

The new plans show the following: Reduction of ridge height. External alterations - change in no./position rooflights, window in end elevation and change to roof above staircase. Change of materials from brick to ~~wavey~~ wanney edge timber boarding with black finish. Drawing no AK/825/0/a.

Comments are required by 17/02/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

Comments as previous: dated 23/1/00.

ADAM COSSINS.
8/2/01

Date: 07 February 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2731

Location: Forest Oak, Milton Road, Wokingham.

Proposal: Proposed erection of triple garage with bedroom and bathroom in roof space.

Applicant: Mr & Mrs Keevill C/O West London Estates.

Case Officer: Natalie Brown

The new plans show the following: Reduction of ridge height. External alterations - change in no./position rooflights, window in end elevation and change to roof above staircase. Change of materials from brick to ~~wavey~~ wonky edge timber boarding with black finish. Drawing no AK/825/0/a.

Comments are required by 17/02/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/2731 (Planaps) / (Ludhouse) Date Rec. 25/1/01

Location: forest oak, Milton Rd

Parish Wokingham.

Applicant:

Description of attached plans
- Reduction of ridge height,
- External alterations - change in N° / position rooflights, window in end elevation + change to roof above staircase
- Change of materials from brick to wavey edge timber boarding with black finish

Drawing No's: AF/825/01a

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)	H.S	✓
3.	XA (Highways)		✓
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: as application.

Date for Responses 10 DAYS.

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER NAB.

Consultations Sent by Admin. on 07.02.PS.

Yellow - Part One Copy
Green - Officer's Copy

WEST LONDON ESTATES LTD
2B PROSPECT STREET, CAVERSHAM, READING, BERKS. RG4 8JG

Telephone: 0118 946 4000 Fax: 0118 946 4001
e-mail: wle@ukgateway.net

39110

NB

20 JAN

COPIES TO: ACK: FILE:

Natalie Bryan
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157, Shute End
Wokingham RG40 1WR

23rd January 2001
RJN/lw/825-11

Dear Ms Bryan,

Re : Forest Oak, Milton Road, Wokingham –Application No. F2000/2731 – Proposed Erection of Triple Garage and 1.8m High Fence to Footpath

Following our meeting on 12th January 2001, I now enclose four copies of our drawing AK/825/01A, revised to incorporate all of the amendments requested by you and your Conservation Officer, together with copies of the Site Plan at a scale of 1:500 showing the 1800mm high close-boarded fence required to Milton Road boundary.

I trust that you will now be able to approve this proposal within the next two to three weeks.

Yours sincerely,

2731

REVISED PLAN

Richard J Neale
WEST LONDON ESTATES LTD

Encs.

Cc: John & Heather Keevill

Natalie Brown

From: Mustafa Chaudhary [wle@ukgateway.net]
Sent: 30 January 2001 23:05
To: Natalie.Brown@wokingham.gov.uk
Subject: F/2000/2731 Forest Oak, Milton Road

Importance: High

Thankyou for your e-mail of 26 January 2001.

We will go with your suggestion and withdraw the fence from the application (F/2000/2731).

Regards

Richard Neale
WEST LONDON ESTATES LTD.

Natalie Brown

From: Natalie Brown
Sent: 26 January 2001 16:11
To: 'wle@ukgateway.net'
Subject: F.A.O Richard Neale

Ref: F/2000/2731 - Forest Oak, Milton Road

Thankyou for the revisions to the detached triple garage, I will put these through for re-consultation on Monday. With regard to the proposed fence, this can not be added to the current application.

You could either withdraw the current application and re-submit as it stands and include the fencing. However, I would suggest that you remove the fence from this application (I would need this confirmed by e-mail/letter), and then have a separate application for the fence. (There may be highways issues and streetscene issues - landscaping may need to be provided in order to screen the fence from the road, so I think it would be best to deal with this separately). A fee would also be required.

Regards

Natalie Brown
(Case Officer)

11.30am meeting 12/1/2001

Richard Neal (Agent)
Mrs Koonil (Applicant)

F/2000/2731 - Forest Oak Milton Rd

- fencing
- (landscaping) - they suggested
- Reduced eaves/ridges → would make scheme better
- Alts to roofights etc → they will do alts.

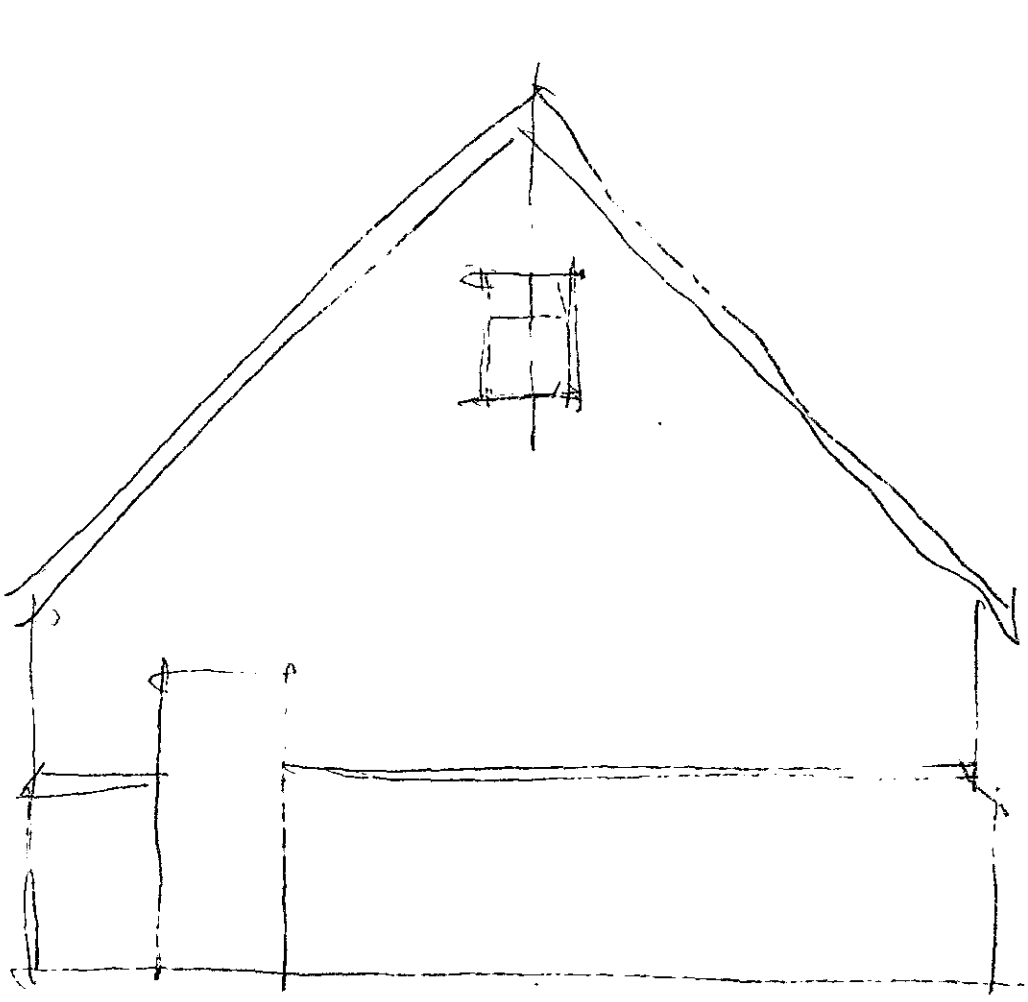
- At present all brick.
- black boarding above brick plinth to whole garage.

↓ preferable less visual than brick

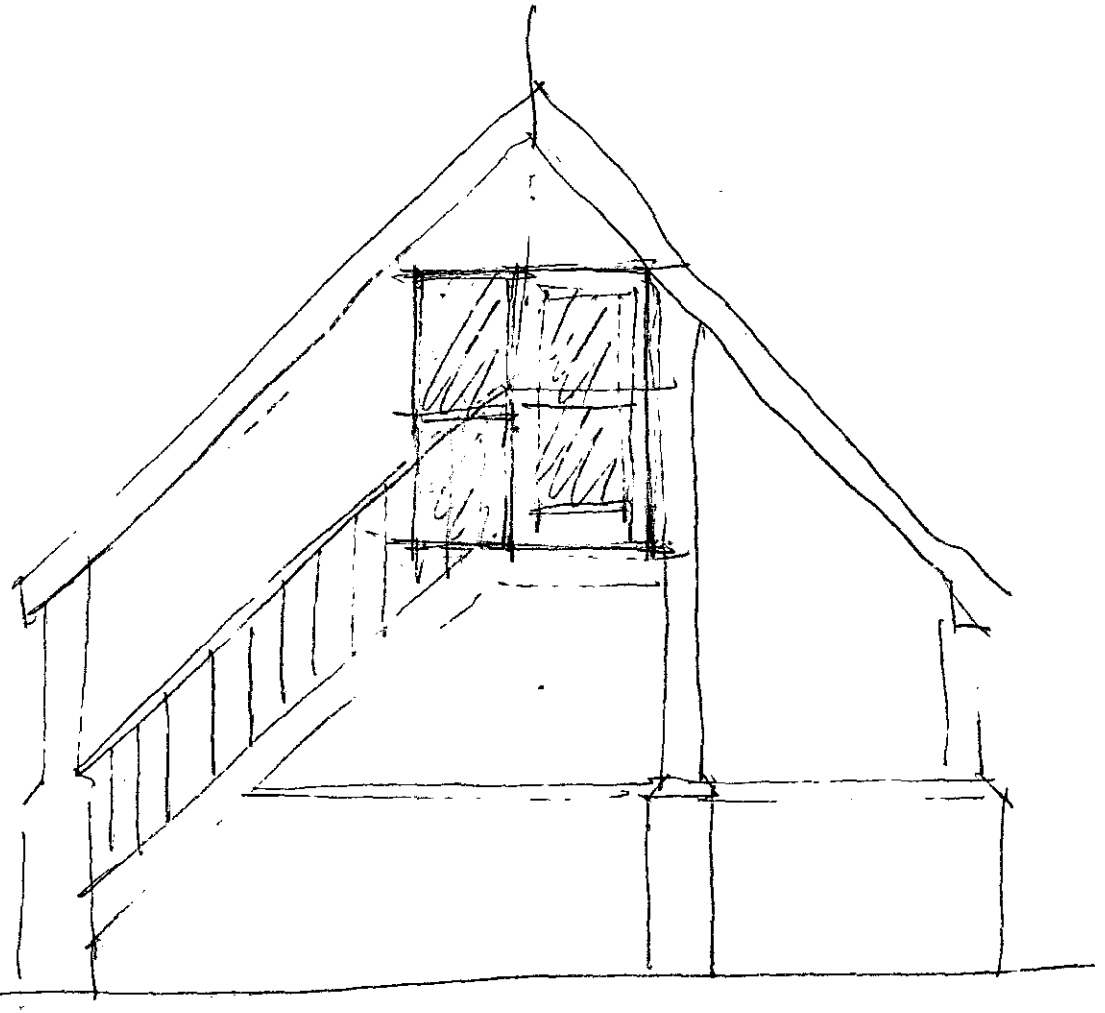
would prefer wire mesh fencing - veg can grow through
highways issues of 1.8m
- would need to be set back & landscaped

- If wire mesh already @ 1m PD to replace with close boarded fence.
- unless there is a condition restricting height/materials

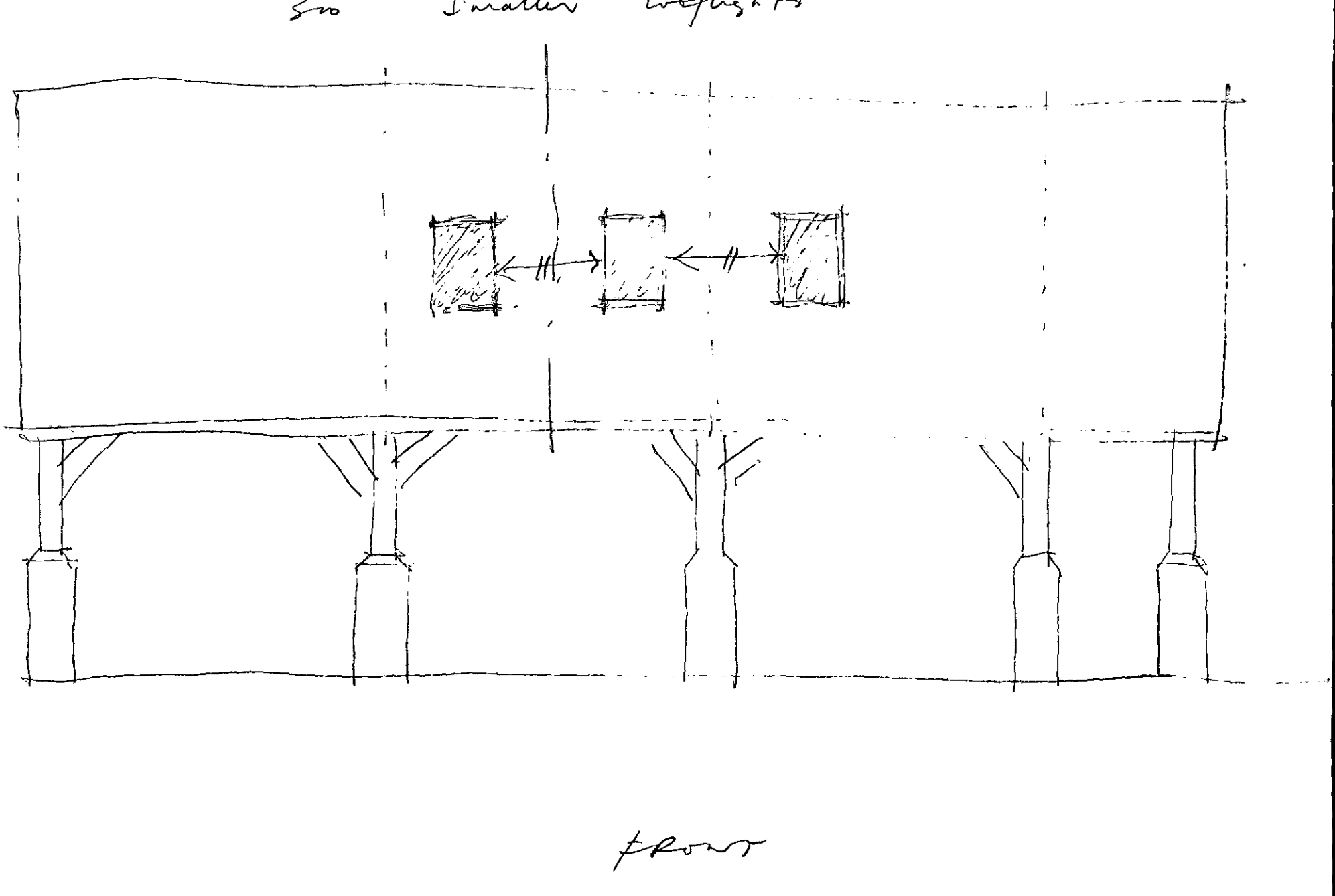
- Would be best to put fence on a separate application



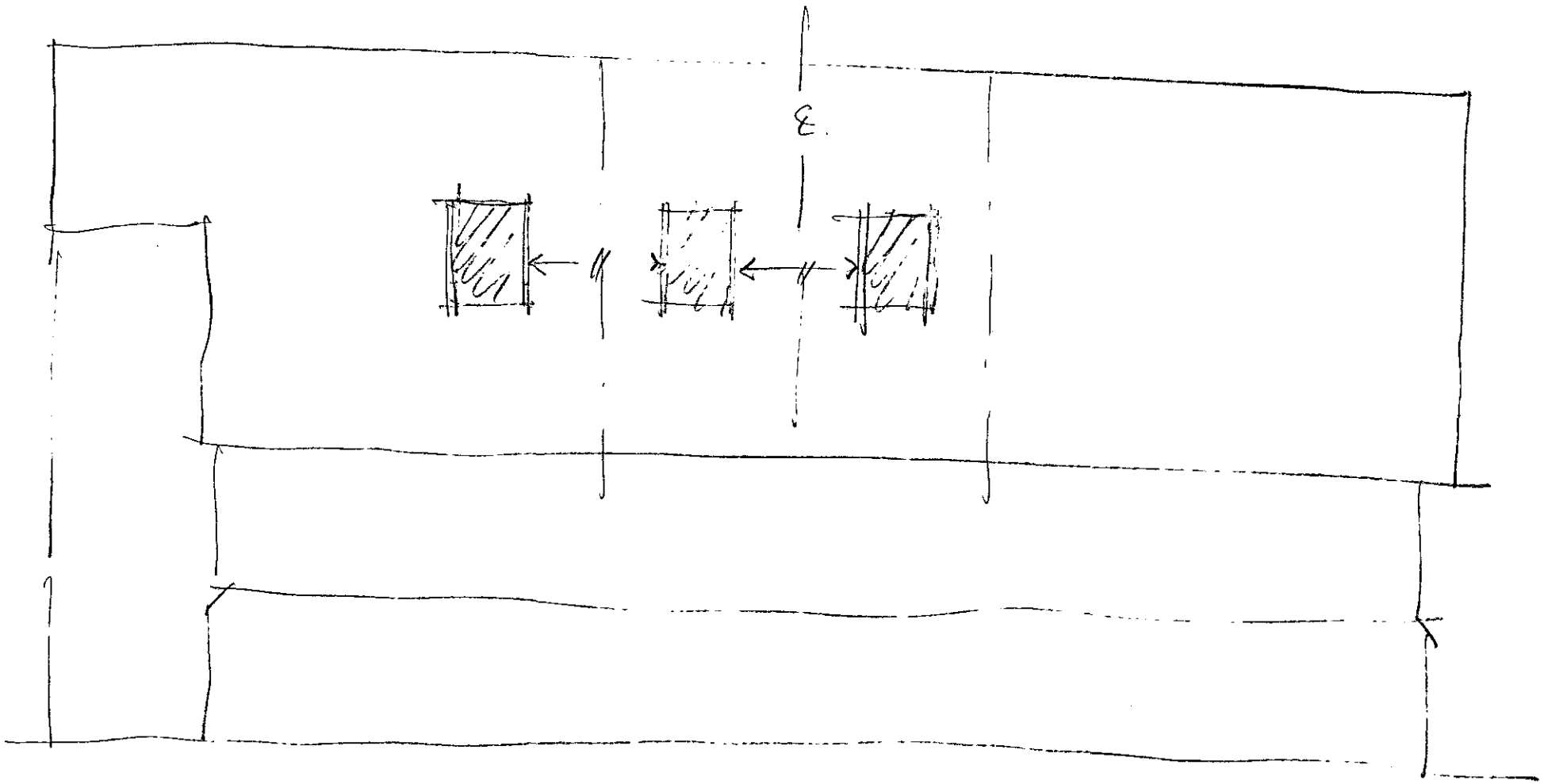
WINDOW
CENTRAL



GLASS DOOR
+ SIDE PANEL.


Two smaller weights
front

3 no. smaller worklights.

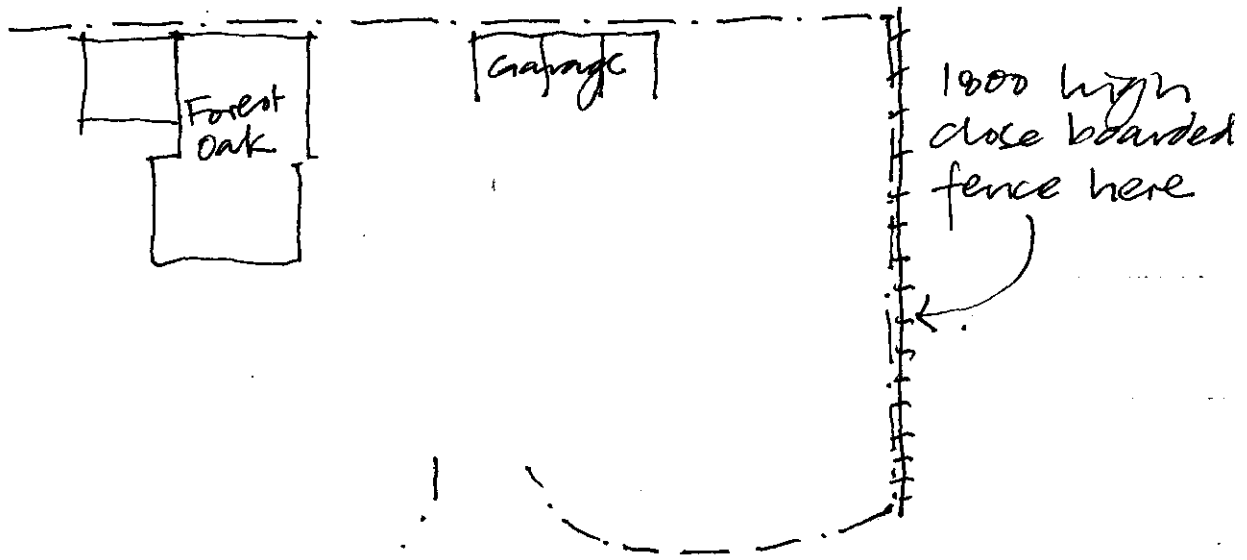


825

- TCP for Triple Garage.
- TCP for new 1800mm high close timber boarded fence with concrete posts.

Separate applications for each.

This fence goes along boundary to Hailton Road ie:-

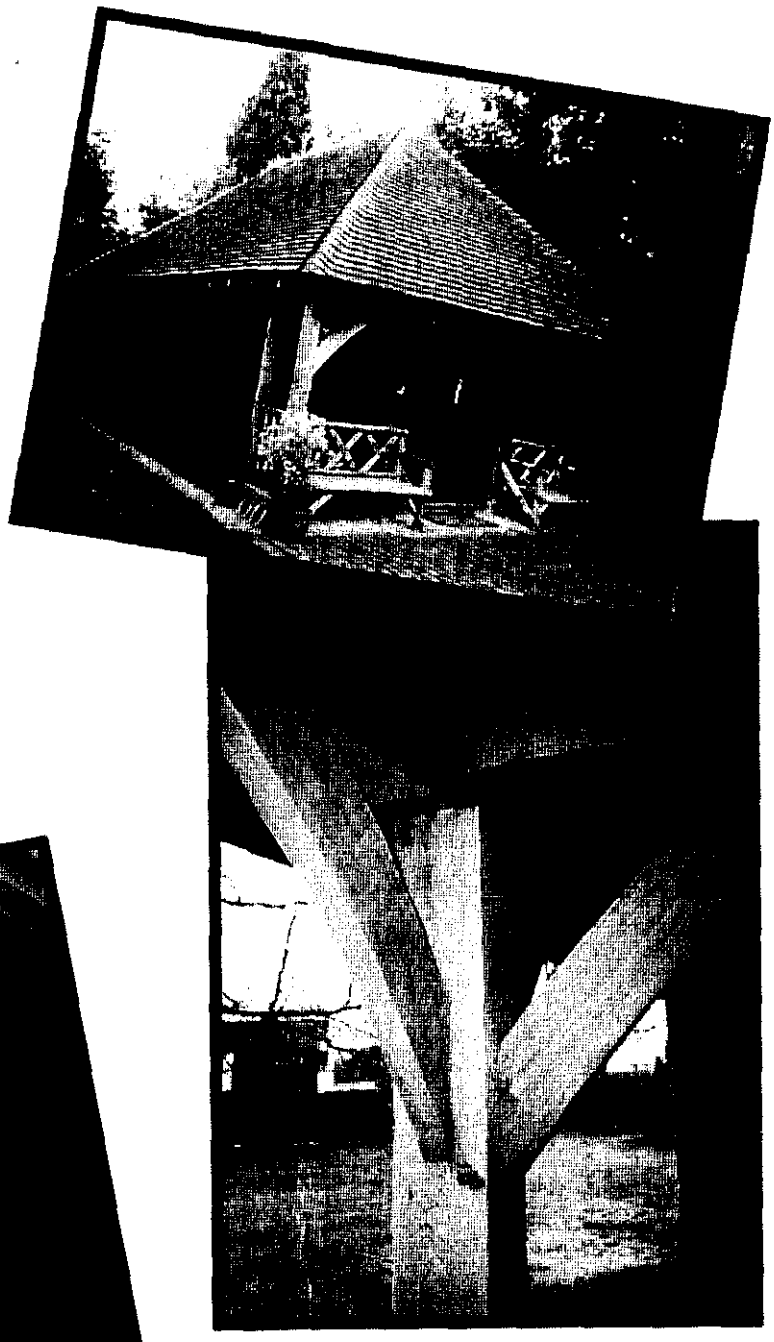


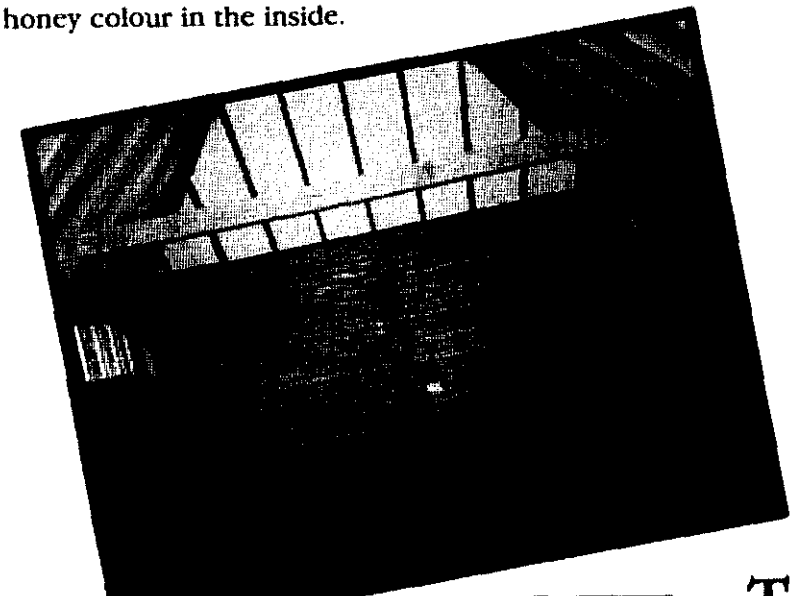
THE COMPANY

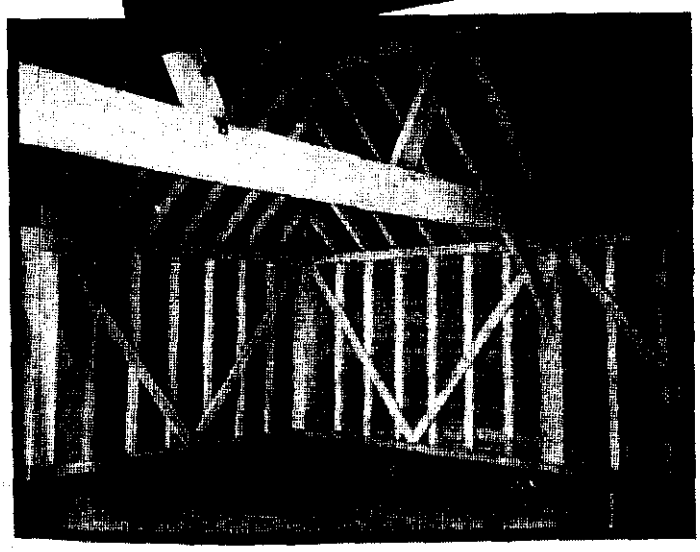
At **Selected Oak**, we specialise in the construction of new oak frames for barns, garages or indeed any outbuilding where the traditional values of durability, craftsmanship and sound investment are required. The oak frame versatility is such that it can be adapted in size to accommodate a variety of leisure facilities, such as luxury swimming pools or outside games rooms which can incorporate bars to blend in with the oak frames.

Our skilled construction team have over fifteen years of experience in oak frame buildings, and we combine the traditions of the past with the quality and value that you would expect from the present.

Oak is a naturally durable and environmentally sound material that ages gracefully with time, is virtually maintenance-free and mellows to silver grey on the outside and a beautiful honey colour in the inside.







The frame is held together with traditional oak pegged joints, an age old method that has, over hundreds of years, been proven to be one of the best ways of working with green oak.

We provide you with a tailor-made service that is second to none and at prices that are extremely competitive.

Here at **Selected Oak**, we only use materials of the highest quality together with the most experienced craftsmen - a combination that means your investment will be one of the best you are ever likely to make.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Natalie Brown

Date: 07 December 2000 08 DEC 2000

Application Number: F/2000/2731

Proposal: Proposed erection of triple garage with bedroom and bathroom in roof space..

Site Address:
Forest Oak, Milton Road, , Wokingham.

Applicant:
Mr & Mrs Keevill C/O West London Estates.

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

THIS APPEARS TO BE SELF-CONTAINED LIVING ACCOMMODATION OVER A TRIPLE GARAGE WITH CUPBOARD AWAITING CONVERSION TO A KITCHEN AND LARGE LIVING / SLEEPING SPACE HAVING FOUR ROOFLIGHTS, AGAIN AWAITING INTERNAL PARTITIONING (NOT REQUIRING PLANNING CONSENT)

1. IS A SELF CONTAINED UNIT WITH SEPARATE ENTRANCE ACCEPTABLE IN PLANNING TERMS?

2. THE SEPARATE STAIRCASE INCREASES THE VOLUMN OF BUILDING, WHICH IS THE EQUIVALENT TO A SMALL DWELLING.

3 IF THE PRINCIPLE IS ACCEPTABLE THEN I CONSIDER THE ROOF LIGHTS / LIGHTING OF THE UPPER ACCOMMODATION SHOULD BE RE CONSIDERED.

Harold Sanders

CONSERVATION + DESIGN

14. 12. 00.

NB

HIGHWAYS CONSULTATION SHEET

From: ~~Heather Morgan~~ **Date:** 14 November 2000

Application Number: F/2000/2731

Proposal: Proposed erection of triple garage with bedroom and bathroom in roof space.

Parish: WOKINGHAM TOWN

Site Address:
Forest Oak, Milton Road, , Wokingham.

Applicant:
Mr & Mrs Keevill C/O West London Estates.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

1/ C049, R049.

2/ C122, R122.

3/ The proposed development shall always remain ancillary to, and not be sold, leased nor otherwise disposed of seperately from, the main dwelling.

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

23/11/00.

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

30.OCT.2000* 2731

1.	APPLICANT'S NAME	Mr & Mrs J. KEEVILL
	ADDRESS	FOREST OAK, MILTON ROAD
		WOKINGHAM
	POST CODE	RG40 1DD PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	WEST LONDON ESTATES
	ADDRESS	2(b) PROSPECT STREET CAVERSHAM
		READING
	POST CODE	RG4 8JS PHONE 0118 946 4000
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	AS ABOVE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		NEW TRIPLE GARAGE WITH BEDROOM & BATHROOM WITHIN ROOF SPACE.
5. Give the area in hectares or part of a hectare	AREA OF SITE	
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

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

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

OAK FRAMING TO GARAGE BUILDING WITH RACKS BRICKWORK PIERS & GABLE END WALLS. CLAY TILING TO ROOF. BRICKS & TILES TO MATCH EXISTING HOUSE

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

TIMBER FENCES APPROX 1800MM HIGH

16. HOW WILL SURFACE WATER BE DISPOSED OF?

CONNECTIONS INTO NEW SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/NO. If no, please give details

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

VIA EXISTING PROPERTY ENTRANCE.

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

NO

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	0 / 2 *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

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

£95.—

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

SIGNED [signature] ON BEHALF OF MR & MRS. J. KEEVILL DATE 27.10.00

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total

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

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1789/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.

- 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) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

OR

(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).

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 . . . K Warwick . . . . . .

On behalf of . . Mr Nus J. Keevill . . . . . .

Date . . . . 27.10.00 . . . . . .

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

1789/a

SECTION 66 CERTIFICATE

Application No. 30.OCT.2000* 2731

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

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

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

(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).

- 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) .....

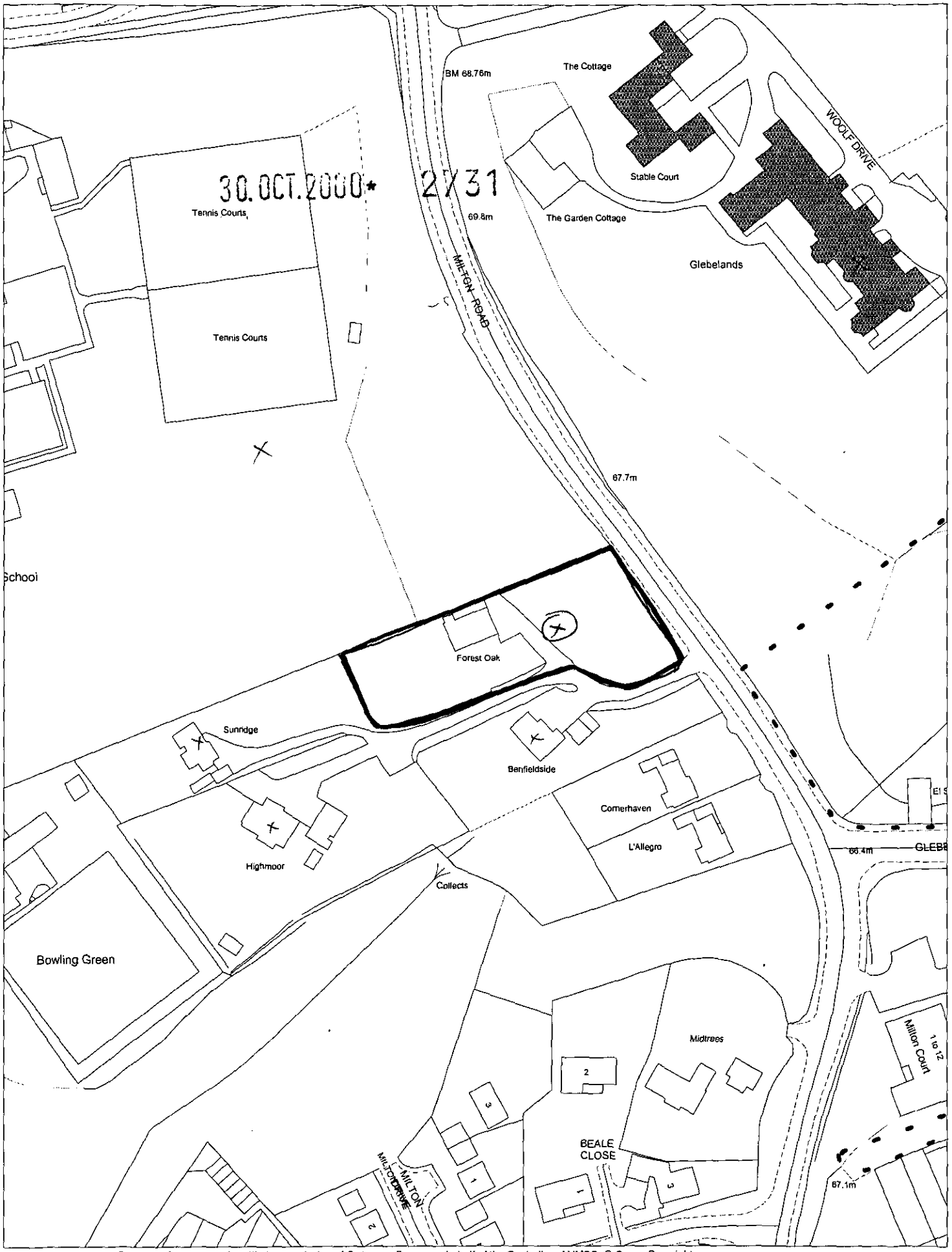
ADDRESS FOREST OAK, MILTON ROAD PARISH WOKINGHAM

PLOT No. OLD PROPERTY ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR24400	MR. R. WARREN	CONSERVATORY & UTILITY	22.4.85	APP N/A
23385	"	"	19.6.85	N/A "
26187	"	2/ST. EXTENSION	5.9.86	REF
29817	"	3/ST. HT. & 2/ST. EXT.	17.3.88	CA
31558	THOMAS J. KNIVE	DOUBLE GARAGE	4.11.88	CA
BR46673	"	3/ST. EXT. 1ST FLOOR EXTENSION	13.2.89	APP
41020	"	LOFT CONV.	2.7.93	CA
FP93/1266	"	"	6.8.93	APP
43172	"	3/ST. EXT. 1ST FLOOR EXT. 5/ST. EXT.	5.8.94	CA
FP94/3173	"	2/ST & 1ST FLOOR EXTS	22.12.94	APP
99/70285	"	S/St/S ext	1.10.99	C/A
DATE OF COMPLETION				
FP/2000/0415	"	S/St/S ext.	21.3.00	APP

A



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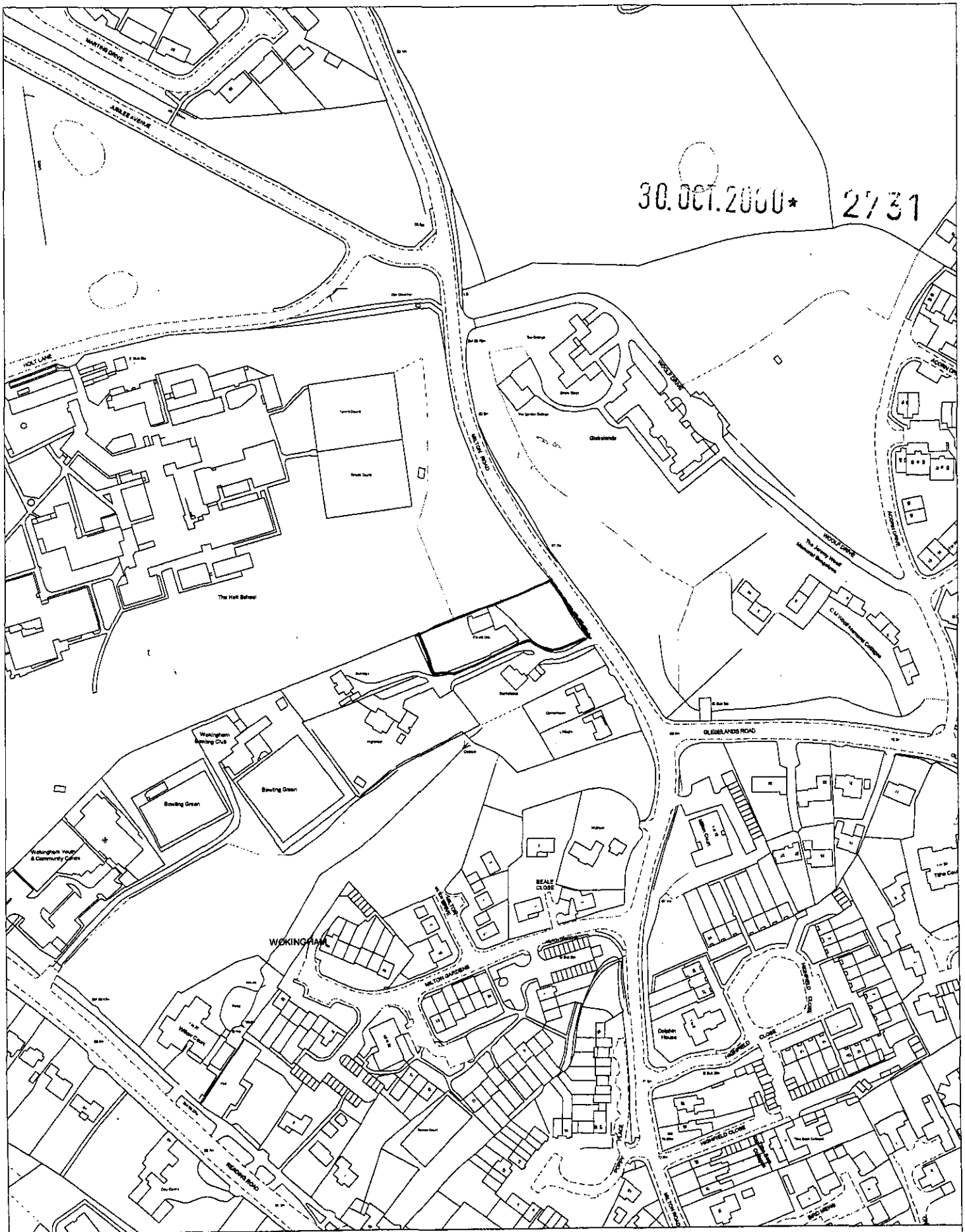
Development Control Section, Environmental Services, Wokingham District Council.

6 November 2000

Scale: 1 : 1250

N W E S



Site Plan, Scale: 1 to 2500

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Date: 10 November 2000

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