APPLICATION NO:
F/2001/5402

LOCATION:
1 Clover Close, Wokingham.

APPLICANT:
Mr/Mrs M Phillips C/O Roger Pring & Sons

PROPOSAL:
Proposed first floor side extension, two storey rear extension and single storey side extensio to dwelling.

EARLIEST DATE FOR DECISION: **05/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
30/01/2002

Letting Exp 9/1/2.

CASE OFFICER: **Heidi ~~Lynch~~**
Louise Smith

APPROVED

514

DO

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M Phillips
C/O Roger Pring & Sons
1 Clover Close
Wokingham
Berks
RG40 3NT

Application Number: F/2001/5402

Parish: **WOKINGHAM**

Location: **1, Clover Close, Wokingham.**

Proposal: **Proposed first floor side extension, two storey rear extension and single storey 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 first floor side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
5. 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
6. 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 protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

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

Informative
1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.

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 Policies LD3 and EN1.
South East Area Local Plan Policies SBE1, SBE2, ST3, ST5 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT7, WT6 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 08/02/2002

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 : ~~Heidi Lynch~~

Application Number : F/2001/5402

Applicant : Mr/Mrs M Phillips C/O Roger Pring & Sons.

Location : 1, Clover Close, , Wokingham.
Proposal : Proposed first floor side extension, two storey rear extension and single storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 21/1/2

Date Registered : 05/12/2001

Earliest Date for Decision : 05/01/2002

Latest Consultation Date/Site Notice Expiry Date : 05/01/2002

This application will have expired on: 30/01/2002. 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 - conditional approval.
Environmental Health - conditional approval (C070)
No 1 Campion Way - overbearing + overlooking concerns
No 2 Clover Close - overbearing + overshadowing concerns.
Environment Agency - advise + planning informative.

Planning Issues :
Identified Settlement
Impact on Neighbours
Impact on Streetscene
Parking + Highways.

Application Number: F/2001/5402 - 1 Clover Close
Appraisal

Development
The site is a two-storey detached dwelling, situated within the identified settlement of Wokingham.

The proposed development is for a first floor side extension, two storey rear extension and single storey side extension to the dwelling.

The single storey side extension would project 1.9m from the dwelling and extend 3.8m in width, with a pitched roof (2.2m to the eaves and 4.2m to the ridge). A gable roof would be formed in the side elevation.

The development to the other side would infill above the existing garage and extend to the rear wall of the dwelling, providing ground floor study and first floor bedroom and bathroom. The extension would follow the pitched roofline in the rear and be set back 0.8m in the front, with a gable end in the side elevation.

1) Impact upon the Neighbours
The front and rear proposed windows would exert no more overlooking than is already present. Furthermore, there is a distance of 29m to the neighbouring dwelling behind.

There are no side elevation windows in No 2 Clover close, and the extension would not subtend the 45° angle with regard to rear windows in this neighbour. Therefore no overshadowing effects are considered.

The extension would lie 1m from the 2m high boundary fence. The neighbour's garage already increases massing around this boundary, and the distance between the actual dwellings (3.6m) is considered to reduce overbearing concerns.

Similarly, no adverse effects are considered for the single storey side extension with regard to overlooking, overshadowing or being overbearing.

All the points raised in the letters of concern from neighbours have been touched upon here.

2) Impact upon the character of the Area
Although located on a corner plot, the bulk of the development would be concentrated to the other side of the dwelling. The side extension adjacent to Campion Way is single storey and only the pitched roof would be seen above the boundary wall. It is therefore not considered to exert an overbearing influence on the streetscene.

The dwelling in question is already unique as it is the only detached property along the close. With the extension, it would be of a more comparable size with the semi-detached units. The style of the extension would compliment the design of the existing dwelling and its neighbours.

3) Parking and Highways

The development would convert this three bedroom property to that of a four. However, the additional parking space required would be sufficiently met by the existing garage and driveway. Highways have no objects to the proposal on the condition that these spaces are maintained.

Approval ~~**Refusal**~~

Application Number F/2001/5402
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	INSERT : first floor side elevation of the extension
4	C070	R070	
5	C049	R049	
6	C0122	R122	
	Informatives:		Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 SBE2 ST3 ST5 ST11
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WT7 WT6 WOS2
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: L03, EN#1
MINERALS LOCAL PLAN POLICIES:

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

Date: 8.2.02

Id'd Se H
SE. AP

Extension would make it > comparable size with its neighbouring semis.

RECORD OF SITE VISIT

SITE ADDRESS: 1 Clover Close Wokingham.

APPLICATION NUMBER: F/2001/5402

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 21/1/2

1 SITE/STATUTORY NOTICE DISPLAYED ? Y - Lampost.

2. DESCRIPTION OF SURROUNDINGS Secluded residential culdersac. - 2 storey semis, No 1 is the only detached dwelling + sits on the corner plot. already different.
Redbrick - red/brown roof tile.

3. DESCRIPTION OF SITE/BUILDING
Corner plot site. - front window 1st floor (pitched roof style) would be in keeping with design of No 2 + 3 + 6.
Variety of roof levels existing (porch, gge, roof).

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 2 wall of gge then 2m cb fence. ~~[illegible]~~
out 1.5m past rear line of house then 1m wire mesh fence. (shrubs on neighbours land).
Right - brick wall 2m + Rear

5. SITE CONSTRAINTS
No real additional overlooking would be provoked onto neighbour behind than is already present.

TREES none affected.

ACCESS/PARKING

LEVELS Same

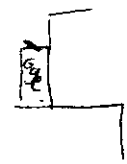
BOUNDARY TREATMENT as above

OTHERS Wouldnt be overbearing on streetscene.

side windows on No 2 Clove Close. (see them)

front 1st floor window would match style of windows on neighbouring semis.

no side windows →



Applicationo	Name & Address
F/2001/5402	C K Tame 1 Campion Way WOKINGHAM RG40 5YG
F/2001/5402	Antonia Rodriguez 2 Clover Close WOKINGHAM RG40 5YX
Application Approved	Letters sent 19.02.02

WOKINGHAM UNITARY
Aiming for Excellence

2 Clover Close
Wokingham
Berkshire
RG40 5YX

Tel: 0118 989 0117

4th January 2002

PLANNING SERVICES	HPT
POL	TLS
DC HL	ENF
APP	
CS	
08 JAN 2002	
COPIES TO:	ACK ✓
	FILE

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

Your reference: F/2001/5402
Attention: Heidi Lynch

By fax: 0118 974 6484 and by post

Dear Sirs

Application No: **F/2001/5402**
Site Address: **1 Clover Close, Wokingham**
Proposal: **Proposed first floor side extension, two storey rear extension and single storey side extension to dwelling.**

I write regarding the above application as the owner of 2 Clover Close, the property adjacent and to the East of 1 Clover Close.

My comments relate to the two-storey rear extension to the Eastern elevation of 1 Clover Close. When considering this application, I ask that the planning officer and committee have regard to the following points:

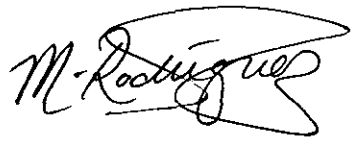
- that the character of the rear of the properties be maintained such that these remain substantially physically in line; (Not straight line existing)
- that the extension should not block or have an adverse effect on my property and garden's current access to light; and
- that the extension should not block or have an adverse effect on my property and garden's right to light, air and space due to its proximity to the boundary fence.

I have no other comments regarding the remainder of the application save that the materials used and the work carried out, be in character with the property and the Close (which, no doubt, if not already stated on the application itself, will be a condition of the grant).

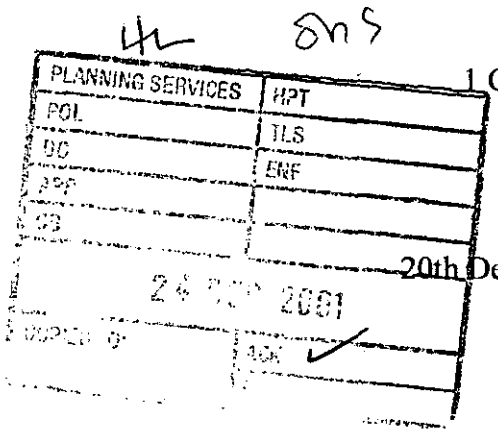
Should you need to contact me for any reason, my contact details are at the head of this letter.

With kind regards

Yours faithfully



M.A. Rodríguez (Miss)



1 Campion Way
Wokingham
Berkshire
RG40 5YG

20th December 2001

Your ref: F/2001/5402

Dear Heidi Lynch

Thank you for your letter of 12th December regarding an application for development at 1 Clover Close. I wish to raise the following objections:

- The development is too extensive in comparison to the cottage style housing that makes up Clover Close.
- The two storey rear extension will spoil the line of the houses in Clover Close.
- The two storey rear extension will over look my rear garden and lead to a reduction in privacy.

I have no objection in principle to the single storey side extension but the rest of the proposal is too ambitions and would look out of place.

Please take the above comments into consideration.

Yours sincerely

C K Tame

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Heidi Lynch
Development Control

Your Ref: F/2001/5402

From: John Mullaney
Environmental Heath

My Ref:

Date. December 18, 2001

PROPOSED: EXTENSIONS TO DWELLING

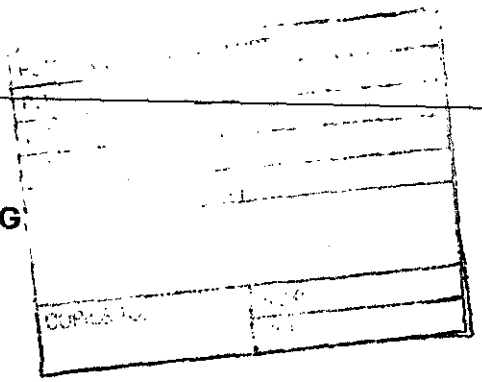
LOCATION: 1 CLOVER CLOSE, WOKINGHAM

According to our records there is one landfill within 250metres of the site. The site is known as Keephatch Farm which was filled in the 1960s and is located at Su 823 691. In view of the distance from the site, it is unlikely that landfill gas will present a risk to this proposal.

I would recommend that standard planning condition C070 is attached regarding hours of construction work on site.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING



HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 12 December 2001

Application Number: F/2001/5402

Proposal: Proposed first floor side extension, two storey rear extension and single storey side extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
1, Clover Close, , Wokingham.

Applicant:
Mr/Mrs M Phillips C/O Roger Pring & Sons.

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:** AC 13/12/01

Received by Wokingham District Council

Application No: F/2001/5402

Proposal:
Proposed first floor side extension, two storey rear extension and single storey side extension to dwelling.

Location:
1, Clover Close, , 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/2001/5402 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/01/2002. 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.

Head Planning and Transportation

12 December 2001

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

Tel: (0118) 974 6442

Date: **12 December 2001**

My ref: F/2001/5402

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

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/2001/5402
1, Clover Close, , Wokingham.
Proposed first floor side extension, two storey rear extension and single storey 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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5402**
1, Clover Close, , Wokingham.
Proposed first floor side extension, two storey rear extension and single storey 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 Brown

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

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

Tel: (0118) 974 6442

Date: **12 December 2001**

My ref: F/2001/5402

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Heidi Lynch

Development Control Officer

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Case officer: **Heidi Lynch** Application Number: **F/2001/5402**
1, Clover Close, , Wokingham.
Proposed first floor side extension, two storey rear extension and single storey 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 Edwards

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

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

Tel: (0118) 974 6442

Date: **12 December 2001**

My ref: F/2001/5402

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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
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Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5402**
1, Clover Close, , Wokingham.
Proposed first floor side extension, two storey rear extension and single storey 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 Robertson

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

(*) PRE-APP ATTACHED (*)

F

Application Number : ~~NEW~~/2001/5402	Map No : 69
Case Officer : HL	Site Area : 0.03
Valid Date : 5/12/01	Received Date: 05/12/2001

Level : Delegated Application

Description : Proposed first floor side extension, two storey rear extension and single storey side extension to dwelling.

Location : 1, Clover Close, , Wokingham.

Parish : WK Ward : NOR

Applicant : Mr/Mrs M Phillips C/O Roger Pring & Sons.

Fee Required: £95 Fee Received: ~~£0~~ £95 (6)

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			
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 250m Landfill Site Consultation ✓

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 250m Landfill Site Consultation

Railtrack

Police Arch Officer

HERITAGE BODIES

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

NEIGHBOURS

2 x S/N (Clover Close + Monkshead Close) ✓

+ See map

OTHERS

Pre-app attached.

05.DEC.2001 * 54202

ROGER PRING & SONS.

278, Nine Mile Ride, Finchampstead,
Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502.
Facsimile no.; 0118 973 6290.

ARCHITECTURAL & SURVEYING CONSULTANTS

Planning Department,
P. O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire,
RG40 1WR

My Ref. RP/379

3 December 2001

Dear Sirs,

Re; Application for planning consent for
proposed single storey side extension to form kitchen and first floor side extension above garage and ground floor study extension at
1, Clover Close, Keephatch Farm, Wokingham, Berkshire, RG40 5YX

Enclosed herewith, are 6 copies of the Householder application form, duly completed and signed, together with 6 sets of drawings nos. 01/379/1 to 7 and my cheque, made payable to Wokingham District Council for the sum of £95.00p, in respect of the application fee.

For your information, my clients have already received favourable pre-planning application comments from Helen Pollock for the two storey aspect of the proposals. With regards to the single storey side extension, there are already several already constructed on the road side of properties.

If there are any issues which may result in a refusal of permission please give me a call.

Yours faithfully,

R. Pring.

Copy Mr. & Mrs. M. Phillips

REGISTERED NO. 2284491

Environmental Services

For office use only
Application number 05. DEC. 2001 * 5402

Householder planning application form

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

1	Your name	MR & MRS M. PHILLIPS
	Address and postcode	1, CLOVER CLOSE, KEEPHATCH FARM, WOKINGHAM, BERKSHIRE, RG40 5YX
	Phone number	
2	Agent's Name	ROGER PRING & SONS
	Address and postcode	278 NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 3NT
	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	1, CLOVER CLOSE, KEEPHATCH FARM, WOKINGHAM, BERKSHIRE, RG40 5YX
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY SIDE EXTENSION & FIRST FLOOR EXTENSION OVER EXG GARAGE & SMALL GF EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICKWORK & ROOF TILING TO MATCH EXISTING. TILE HANGING TO FLANK & DORMER TO BE AGREED
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: 3	Proposed: 1
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 MR & MRS. M. PHILLIPS

Date 04/12/01.

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

ADDRESS 1 CLOVER CLOSE PARISH WOKINGHAM

PLOT No. 87 ORD. SHEET No. SU.8269 (69)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23078	TAYLOR WOODROW	9/L	25.4.88	REF
34018	"	SHELTERED HOUSING	23.11.89	REF
35522	RELINQUISHED			
38390	"	DET. HOUSE & GARAGE	20.11.91	C/A

DATE OF COMPLETION

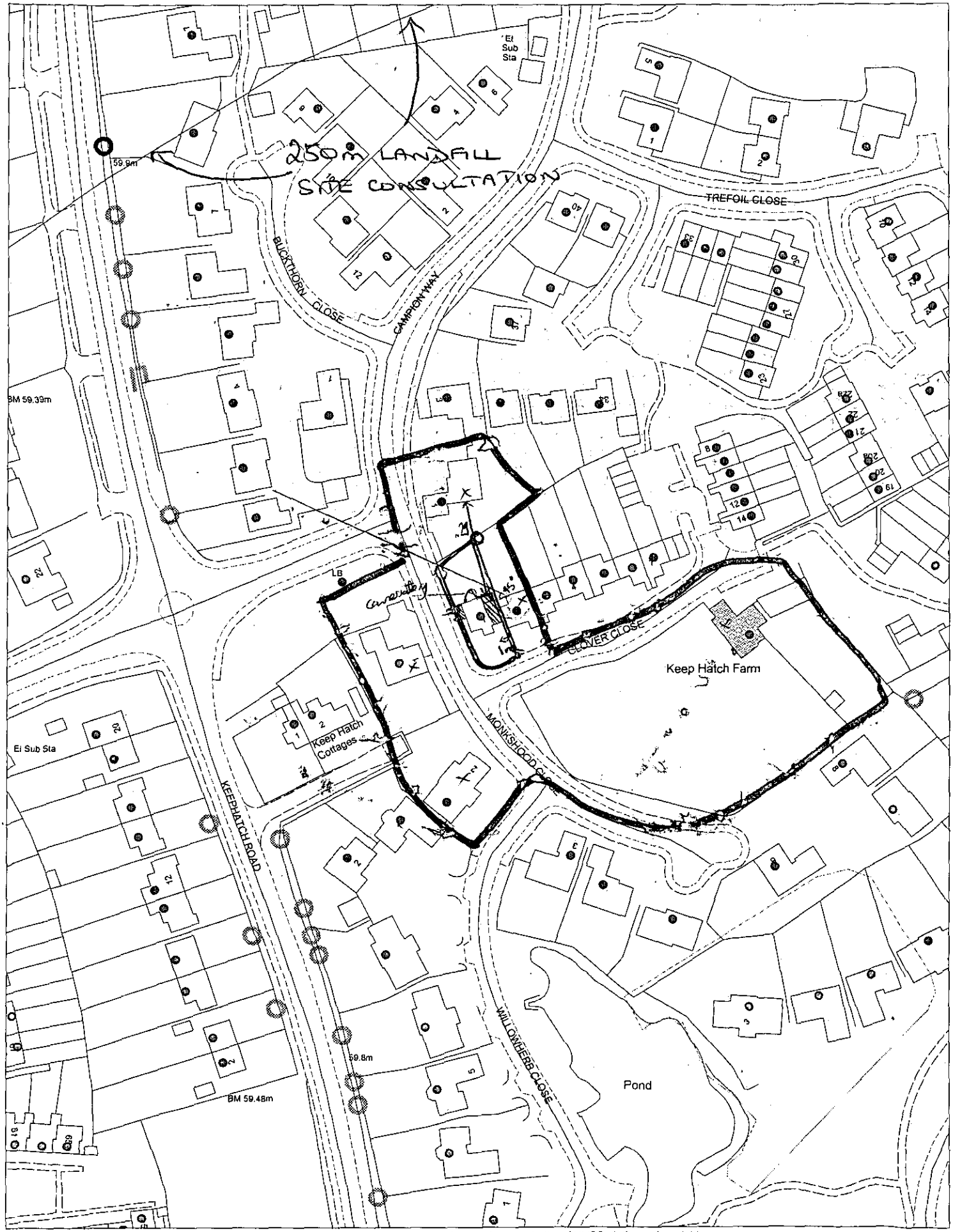
MINISTRY DECISION 23078 - APPEAL GRANTED - 21.7.89

SPECIAL ORDERS PD Eng. Mrs C. Phillips. Conservatory. 13/5/99.

DRAINAGE

091074

Letters of objection 05 DEC 2001 * 5402



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Development Control Section, Environmental Services, Wokingham District Council.
10 December 2001 Scale: 1 : 1250

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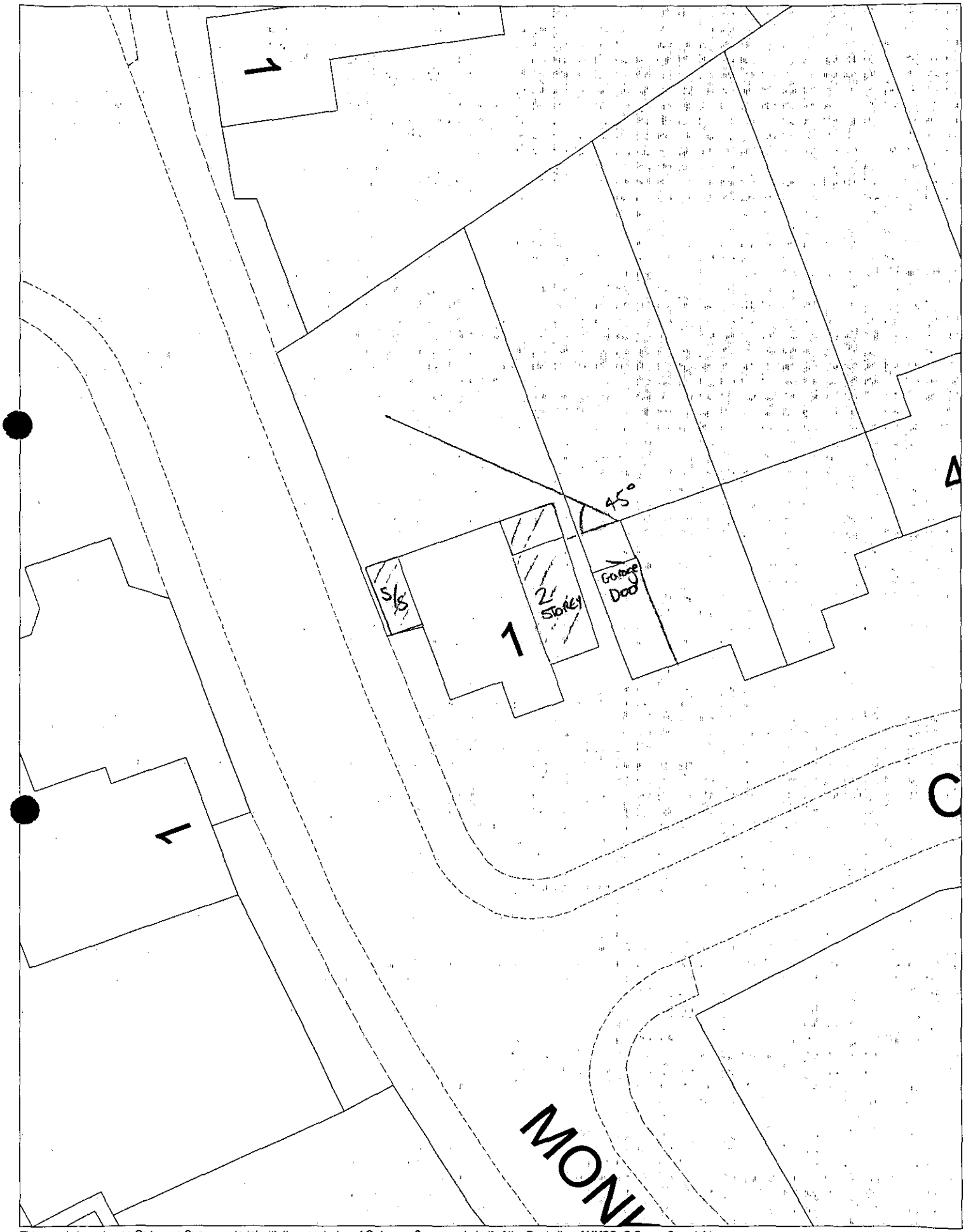

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Development Control Section, Environmental Services, Wokingham District Council.

6 February 2002

Scale: 1 : 250

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05.DEC.2001* 5402

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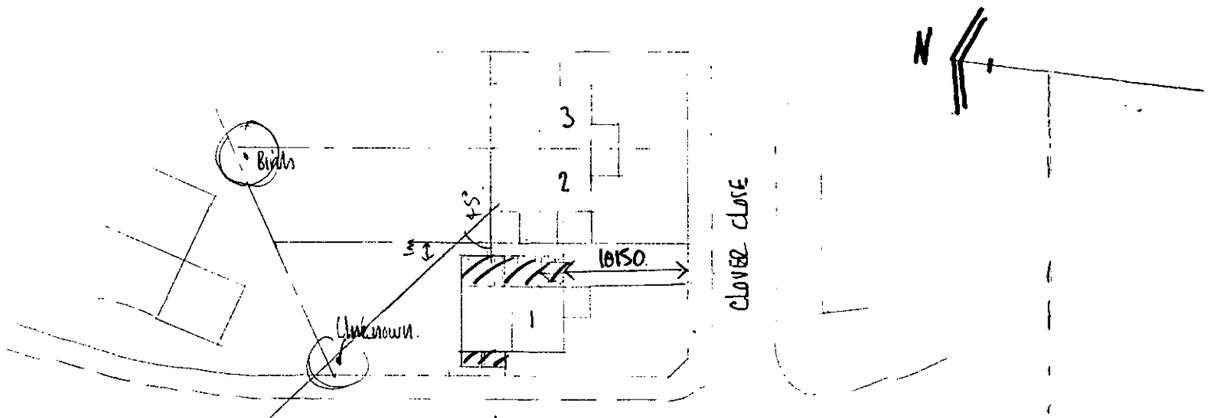
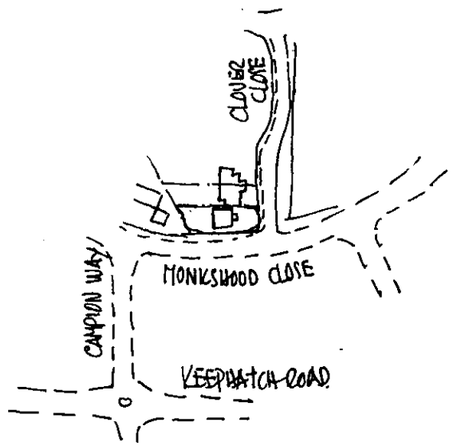
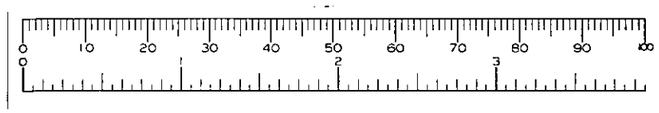


BLOCK PLAN 1:500

Parking requirements.
4 bedrooms requires 3spaces
1 space in garage
2 on driveway.



Location plan 1:2500



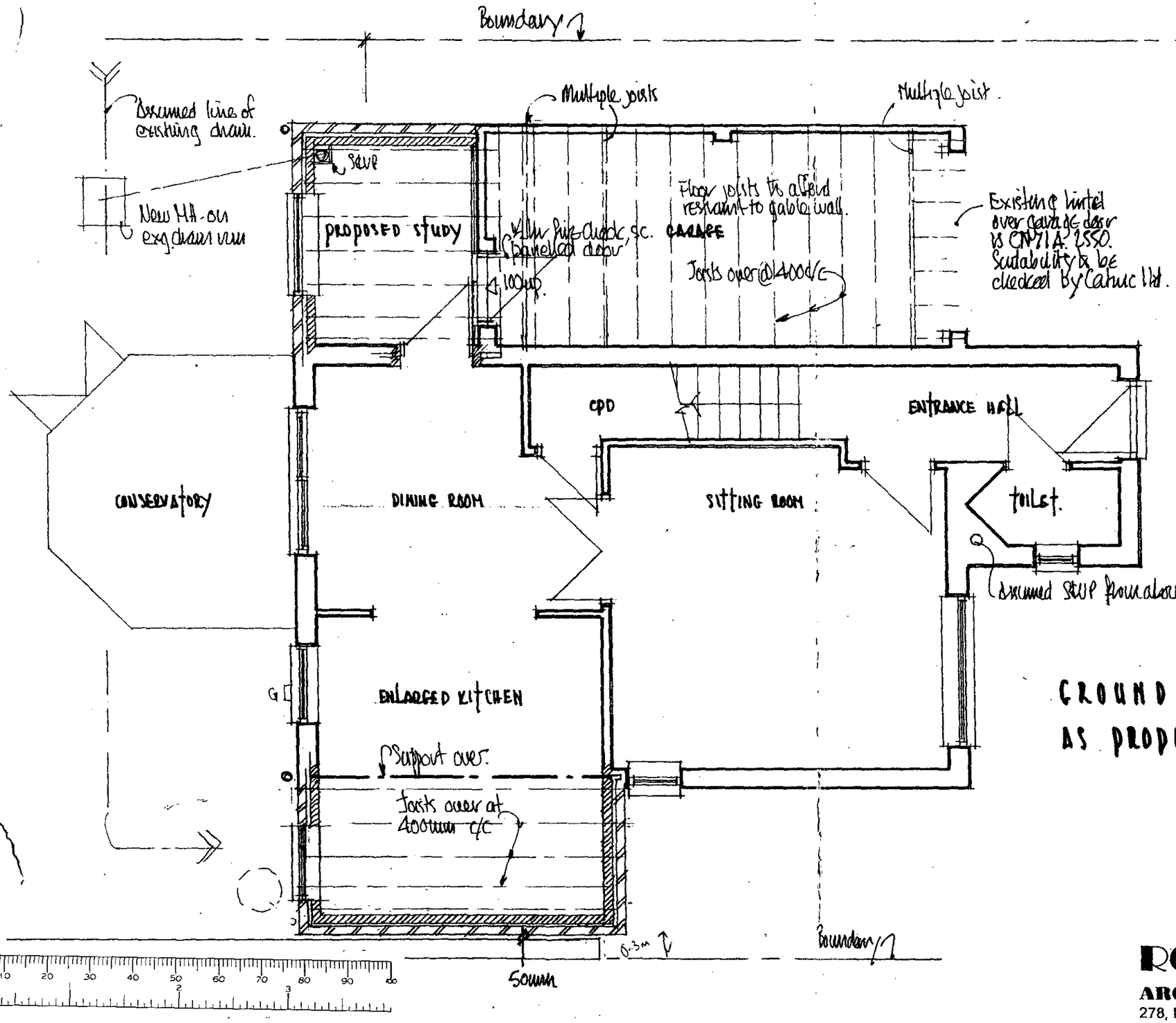
1, CLOVER CLOSE, KEEPHATCH FARM, WOKINGHAM, BERKSHIRE, RG40 5YX

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

DRG. NO. 01/379/01 SCALE. AS SHOWN. DATE 27/11/01.

Revisions;.....

05.DEC.2001* 5402



APPROVED

GROUND FLOOR PLAN
AS PROPOSED

1, CLOVER CLOSE, KEEPHATCH FARM, WOKINGHAM, BERKSHIRE, RG40 5YX.

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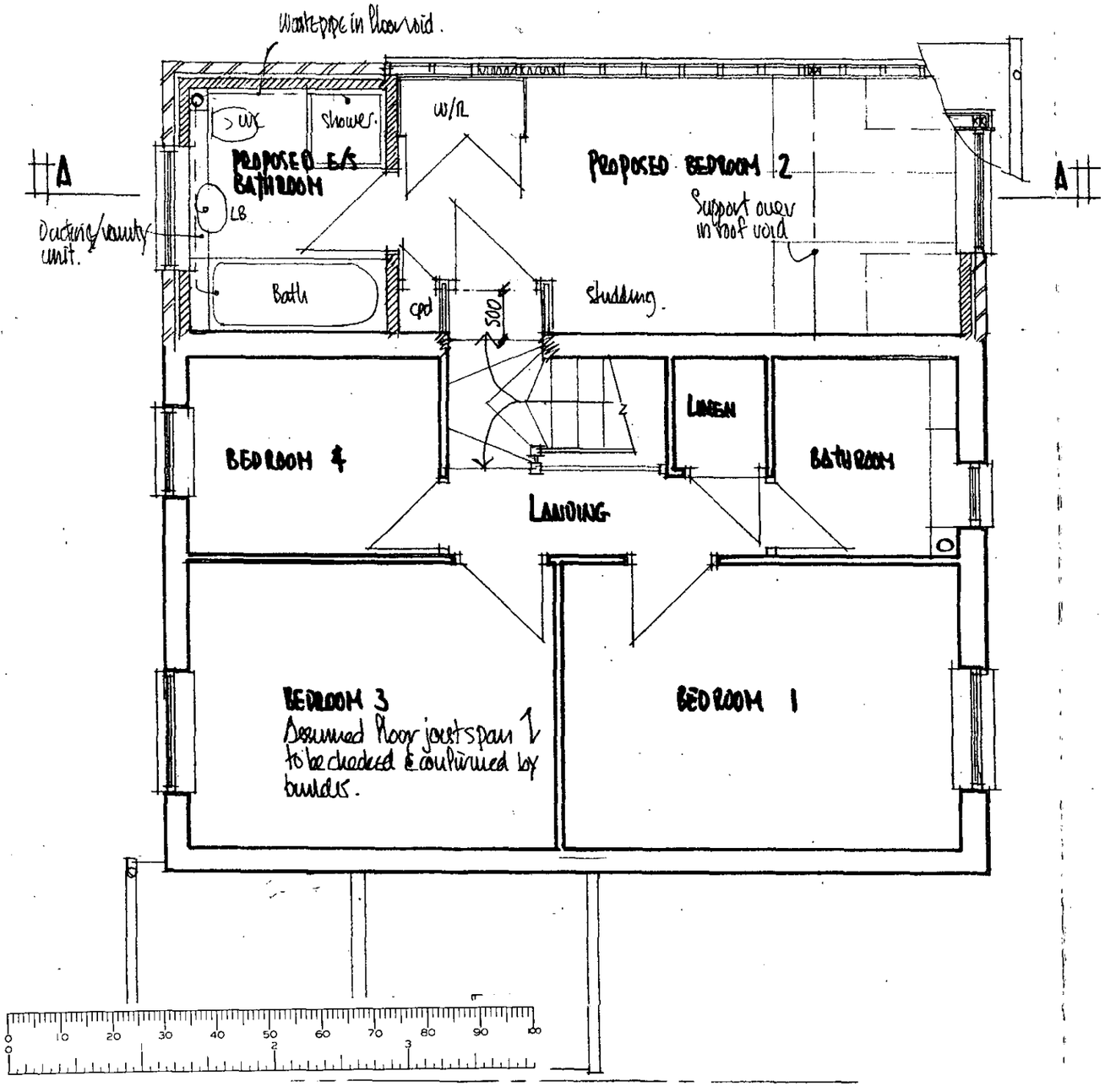
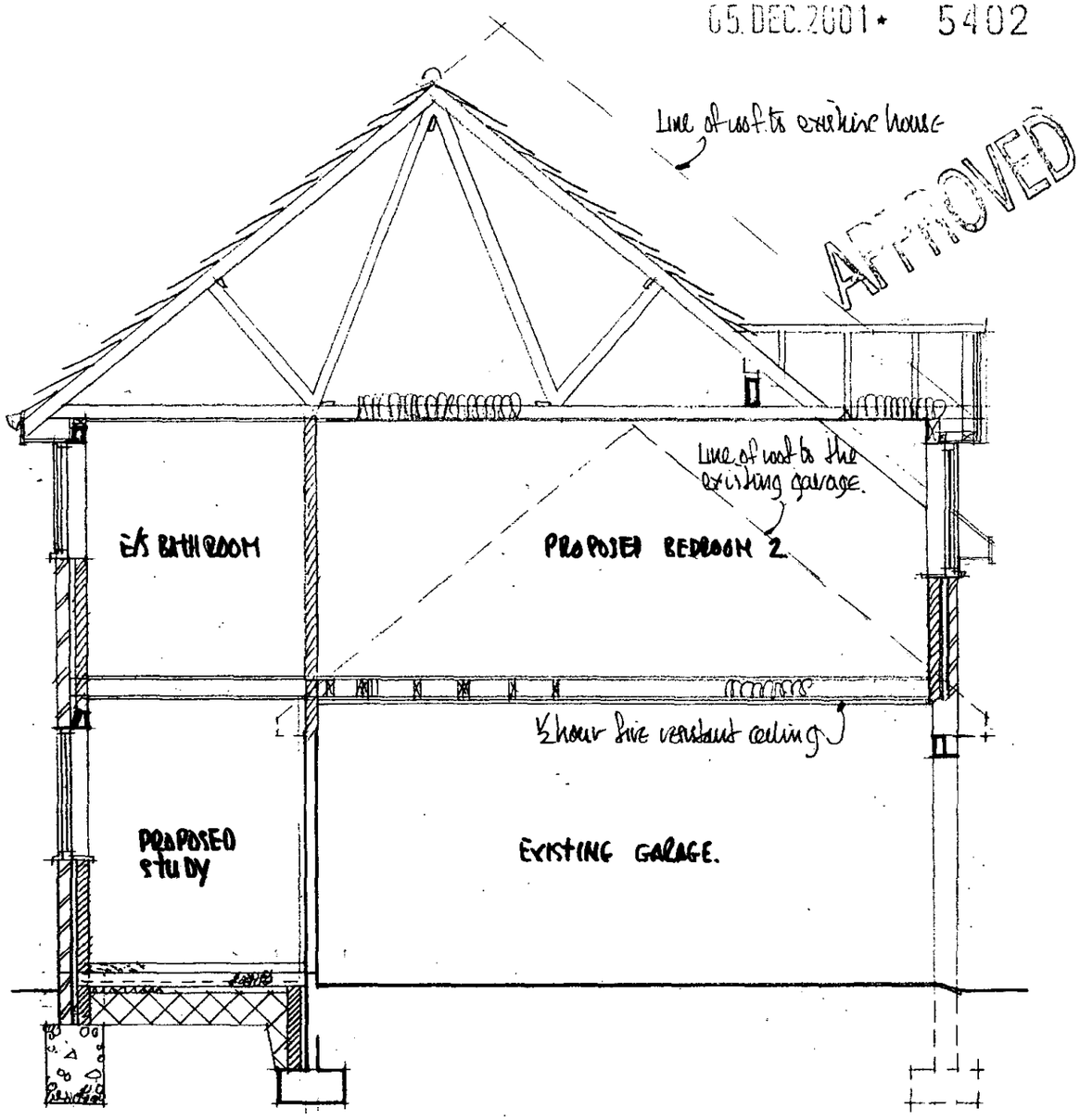
Revisions;

05 DEC 2001 * 5402



FIRST FLOOR PLAN : AS PROPOSED

1, CLOVER CLOSE, KEEPMATCH FARM, WOKINGHAM, RG40 5YX



SECTION AA : AS PROPOSED.

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DRG. NO. 01/379/06 SCALE. 1:50 . DATE 26/11/01
Revisions;.....

05.DEC.2001 5402

APPROVED

1. CLOVER CLOSE, KEEPWATCH FARM, WOKINGHAM, RG40 5YX.

900 high chainlink

1800 high close boarding

GARAGE

Ramp

1615 to back edge of service strip.

CONSERVATORY

DINING ROOM

CPD

ENTRANCE HALL

TOILET

SITTING ROOM

KITCHEN

Flue

Extract.

100 ϕ Foul. Invert 1300 below DPC.

100 ϕ SW. Invert 1110 below DPC

Exg. planting.

2050 high 1B boundary wall

GROUND FLOOR PLAN AS EXISTING.

ROGER PRING & SONS.

ARCHITECTURAL & SURVEYING CONSULTANTS

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Revisions;

05. DEC. 2001 * 5402

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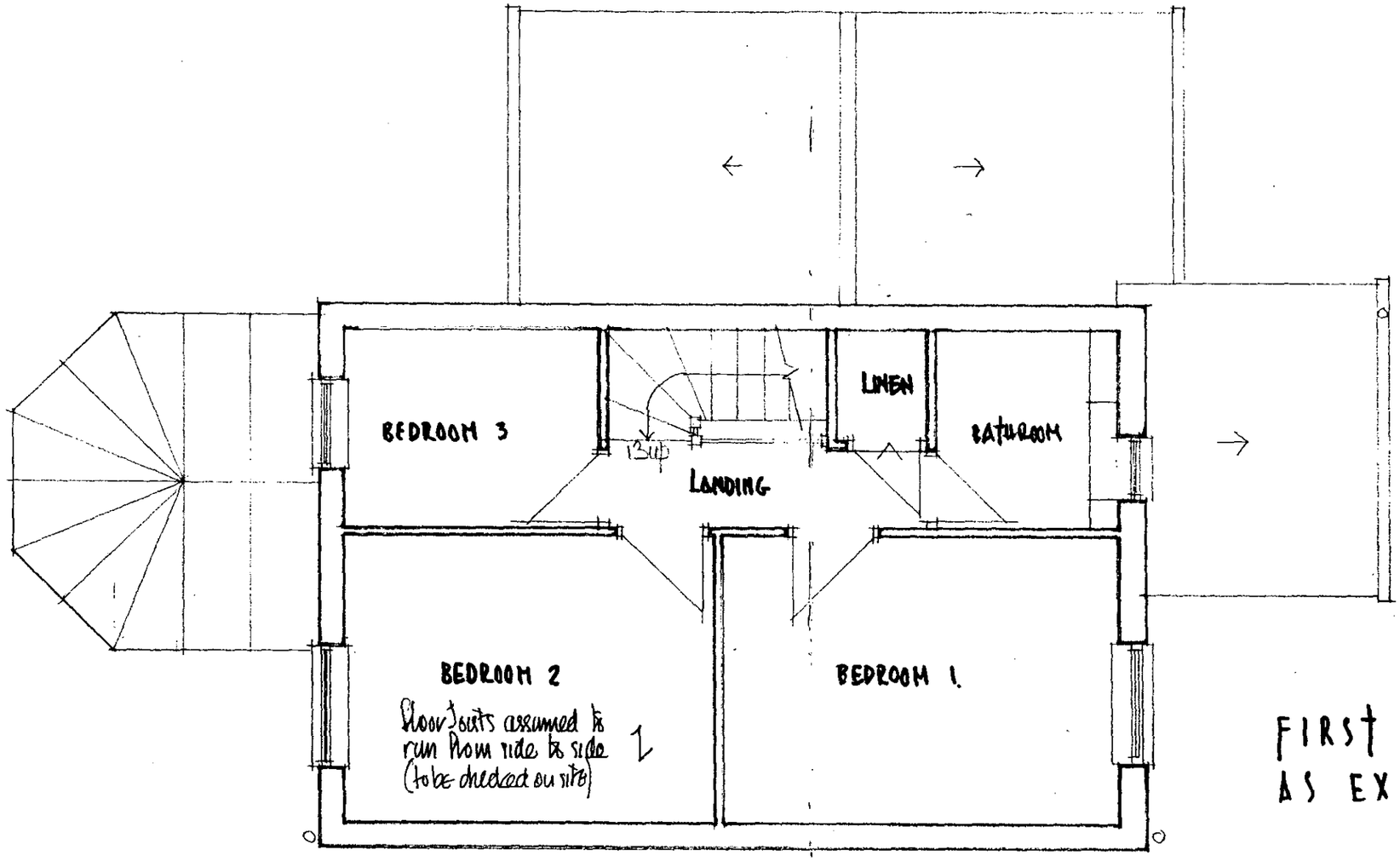
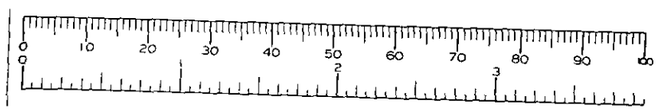


FIRST FLOOR PLAN
AS EXISTING



1, CLOVER CLOSE, KEEPHATCH FARM, WOKINGHAM, RG40 5YX

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Revisions;

05. DEC. 2001 * 5402

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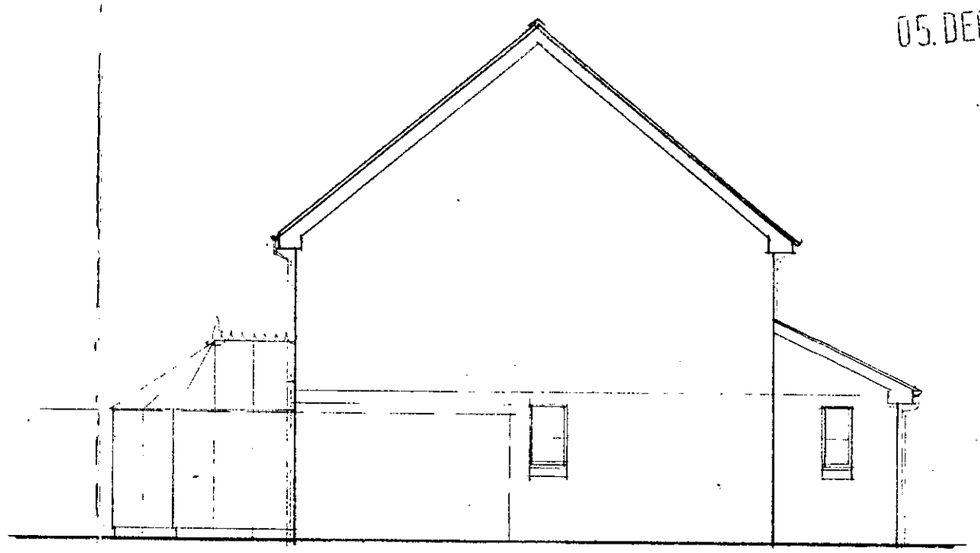
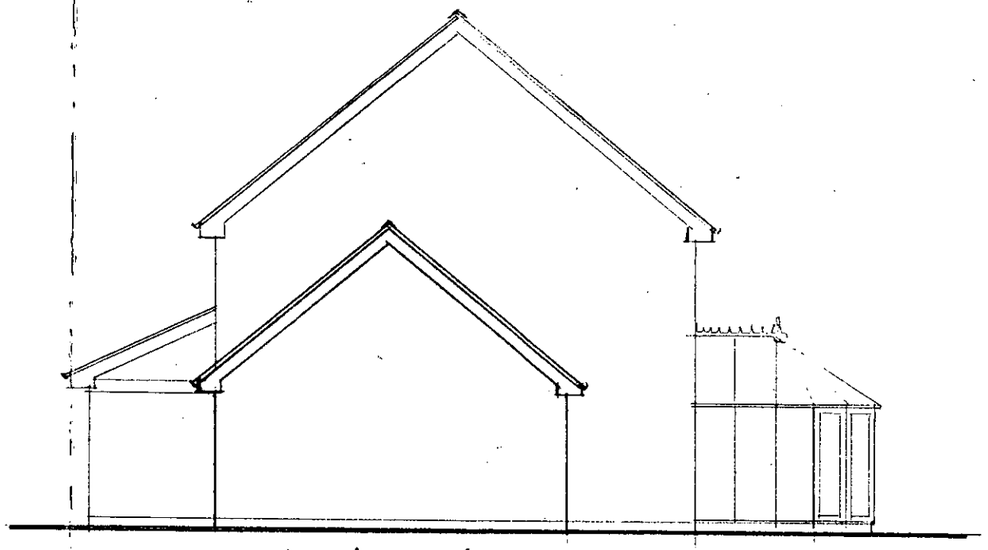
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

ELEVATIONS : AS EXISTING

ROGER PRING & SONS.

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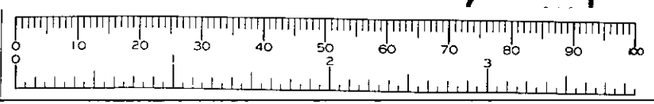
DRG. NO. 01/379/04 SCALE. 1:100 . DATE 26/11/01

Revisions;

1, CLOVER CLOSE, KEEPHATCH FARM, WOKINGHAM, BERKS., RG40 5YX.



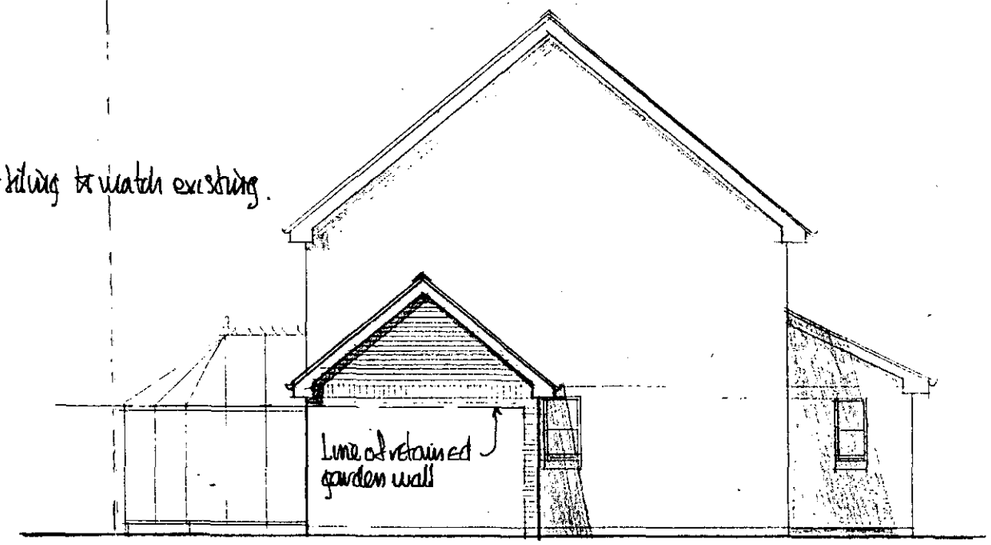
05.DEC.2001 * 5402

APPROVED



SOUTH ELEVATION

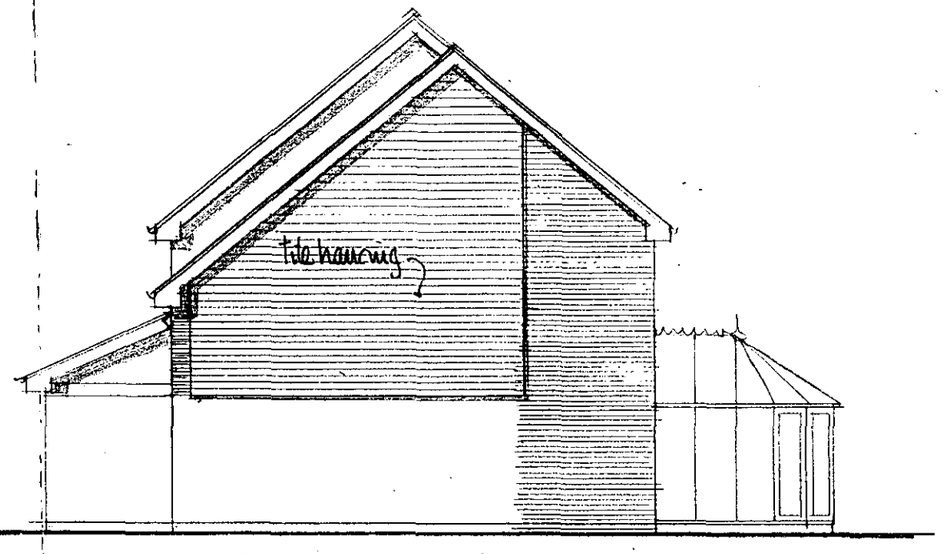
Brickwork & roof tiling to match existing.



WEST ELEVATION



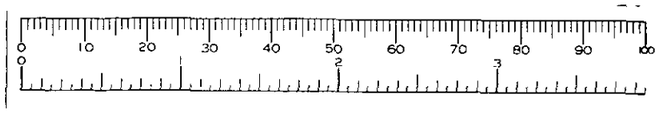
NORTH ELEVATION



EAST ELEVATION

ELEVATIONS : AS PROPOSED

1, CLOVER CLOSE, KEEPHATCH FARM, WOKINGHAM, BERKS, RG40 5YX



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Revisions;