Prelec

APPLICATION NO:
F/2000/1386

LOCATION:
1a Harmar Close, Wokingham.

APPLICANT:
Mr B Almond C/O Mr D Amos

PROPOSAL:
Proposed enclosure of porch and new pitched roof to garage and study.

EARLIEST DATE FOR DECISION: **09/06/2000**
28 day member exp : 13/06/2000.
APPLICATION EXPIRY DATE: **27/06/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE FP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr B Almond
C/O Mr D Amos
38 Fordwells Drive
Bracknell
Berkshire
RG12 9YL

Application Number: F/2000/1386

Parish: **WOKINGHAM**

Location: **1a, Harmar Close, Wokingham.**

Proposal: **Proposed enclosure of porch and new pitched roof to garage and study.**

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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The 'cloaks' window in the front elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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

Reason
2. To ensure a satisfactory external appearance.

Reason

3. In the interests of the amenities of the occupants of this property and other properties nearby.

John Mitchell

John Mitchell
Development Control Manager
Date: 28/06/2000

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.

Received by Wokingham District Council

Application No: F/2000/1386

Proposal:
Proposed enclosure of porch and new pitched roof to garage and study.

Location:
1a, Harmar 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. 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/06/2000. 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

16 May 2000

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1386

Applicant : Mr B Almond C/O Mr D Amos.

Location : 1a, Harmar Close, , Wokingham.
Proposal : Proposed enclosure of porch and new pitched roof to garage and study.

Site Notice Displayed ? :	YES	NO	DATE
	✓		30/5

Date of Neighbour Notifications : .....

Date of Site Visit : 30/5

Date Registered : 02/05/2000

Earliest Date for Decision : 09/06/2000

Latest Consultation Date/Site Notice Expiry Date : 09/06/2000

Application Expiry Date: 27/06/2000

Consultation Responses :

WDC TC: objections due to size/mass/bulk - does not fit in with the street scene (13/06).

Neighbours/s/n: none received.

Planning Issues :

Impact upon neighbouring props

Impact upon the street scene.

Application Number: F/2000/1386

Appraisal :

D'ment: enclosure of porch & new pitched roof to garage + study.

See committee report.

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

See committee report.

Application Number F/2000/1386
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 1a Harmar Close Wokingham.

APPLICATION NUMBER: F/2000/1386

OFFICER: Natalie Brown

DATE OF SITE VISIT: 30/8

1 SITE/STATUTORY NOTICE DISPLAYED ? yes- tree by entrance to property

2. DESCRIPTION OF SURROUNDINGS
Residential - established.

3. DESCRIPTION OF SITE/BUILDING
Integral garage.
- existing covered but open porch - bay window to study
- garage - flat roof
- [illegible] etc at front between 1 & 1a.

4. RELATIONSHIP TO ADJOINING PROPERTIES
detached.
app 1.5 - 2m gap with 1 harmer close (2 storey facing 1a).
shared ~~front~~ access between properties - x2 separate gates at end.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING will not be affected/changed.

LEVELS

BOUNDARY TREATMENT 1.8m fence & tall evergreens with London Rd properties.

OTHERS

NB: N°1 front integ garage pitched roof over & over porch
N°8 - pitched roof over porch
many of the props down Harmer close have pitched roof over front porch -

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 16 August, 2000
My ref. BC/DC/F/2000/1386

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) 977 8909
DX: 33506 – Wokingham

Mr B Almond
c/o Mr D Amos
3B Fordwells Drive
Bracknell
Berks
RG12 9YL

Dear Sirs

PLANNING PERMISSION F/2000/1386
SITE: 1A HARMAR CLOSE, 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 F/2000/1386 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

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1386	NR
BUILDING CONTROL NUMBER	FP2000/0913	Howard
~~APPLICANT~~/AGENT	Mr D. Amos	
ADDRESS OF SITE	Orchard House, 1A Harmar Close WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	enclosure of porch & new pitched roof to garage & study	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	2002-01A	2002-01
ELEVATIONS	2002-02 — "	2002-02 — "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	25/7/00.	

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	

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 28 JUNE 2000 FROM 7.00 PM TO 10.10 PM

Present: Mrs.D C Beatty, Mr.M J Bryant, Mr S R Conway, Mrs.A N M C Drake, Mr T P Dredge, Mr J L Earnshaw, Mrs J A Lissaman, Mrs M A Long, Mr K A Malvern, Mrs M Robertson and Fiona Rolls.

Also present under Standing Order 39: Mr F D Browne, Mr G Cowan, Simon Etheridge, Mr C E Lawley, Mr A Miller, Mr N D Rose and Mrs E L M Siggery,

40. CHAIRMAN

RESOLVED: That Mr S.R.Conway be elected Chairman for the meeting.

41. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

42. MINUTES

The Minutes of the meeting of the Committee held on 7 June 2000 were confirmed as a correct record and signed by the Chairman.

43. APOLOGIES FOR ABSENCE

An apology for absence was submitted from Mr.A J Ross.

56. APPLICATION NO 2000/1386 PROPOSED ENCLOSURE OF PORCH AND NEW PITCHED ROOF TO GARAGE AND STUDY, 1A HARMAR CLOSE, WOKINGHAM, FOR MR B ALMOND

The Committee considered a report about this application set out on Agenda pages 478 to 483.

RESOLVED: That Application No.2000/1386 be approved, subject to the conditions set out in the Agenda.

Application No **Received** **Wokingham**
F/2000/1386 **02/05/00**

Applicant: **Mr B. Almond**
Location : **1a Harmar Close**
Proposal : **Enclosure of porch and new pitched roof to garage and study.**

1. **Planning History** –
The site is a detached house located within the identified settlement of Wokingham, in a residential area. The site is set back from the end of a cul-de-sac. Harmar Close is off of Woodrow Drive. There is no relevant planning history.

This application is before the planning committee as the proposed development is on a property owned by an employee of Wokingham District Council.

2. **Proposal** –
The proposal is for the enclosure of the existing front porch and a new pitched roof over the porch and garage.

3. **Consultations** -
   - ***Wokingham Town Council*** – Objections
   - ***Neighbours/Letters*** – None received

4. **Appraisal** – The main considerations are:

   A. Impact upon neighbouring properties
      South East Area Local Plan policies SBE1 and SBE2
      Wokingham District Local Plan policies WOS3 and WBE1
   B. Impact upon the street scene
      South East Area Local Plan policies SBE1 and SBE2
      Wokingham District Local Plan policies WOS3 and WBE1

A. Impact upon neighbouring properties
Currently, there is an existing open porch, flat roofed garage and flat roofed study. The proposed pitched roof would covered the length of the existing garage/utility room (13.2m) and would cover the porch/study (5.9m width). The height of the pitched roofs would be 2.6m to eaves and 3.8m to the ridge. Where the proposed roof would meet the main dwelling, it would be 4.5m to the ridge. The enclosure of the porch would see the front door and cloak room brought forward in line with the study.

There is a 1.8m fence combined with tall evergreens along the boundary with the London Road Properties and shrubs between 1 and 1a Harmar Close. 1 and 1a Harmar Close are approximately 2m apart.

It is considered that the proposed development would have no detrimental impact to neighbouring properties by overlooking, overshadowing or through its being overbearing. There is therefore no conflict with development plan policies in terms of impact upon neighbouring properties.

B. Impact upon the street scene
Wokingham Town Council have recommended refusal on the grounds that the size, mass and bulk of the proposal does not fit in with the street scene. However, 1a Harmar Close is set back from the end of the cul-de-sac of Harmar Close, it is therefore well screened from the actual road, and materials will match those of the main dwelling. Pitched roofs are considered to be more aesthetically pleasing than flat roofs. Numbers 1 and 8 Harmar Close have pitched roofs over the porch/garage as do many properties along the road. It is therefore considered that there would be no detrimental impact upon the street scene and no conflict with development plan policies.

5. **Conclusion** –
It is considered that due to the nature of the proposed development, there would be no detrimental impacts to neighbouring properties and the street scene.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

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

2. All new external shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

3. The 'cloaks' window in the front elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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

2. To ensure a satisfactory external appearance.

3. In the interests of the amenities of the occupants of this property and other properties nearby.

Natalie Brown

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
CS	
COPIES TO:	ACK
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1386

Proposal: Proposed enclosure of porch and new pitched roof to garage and study

Site Address: 1a Harmer Close, Wokingham.

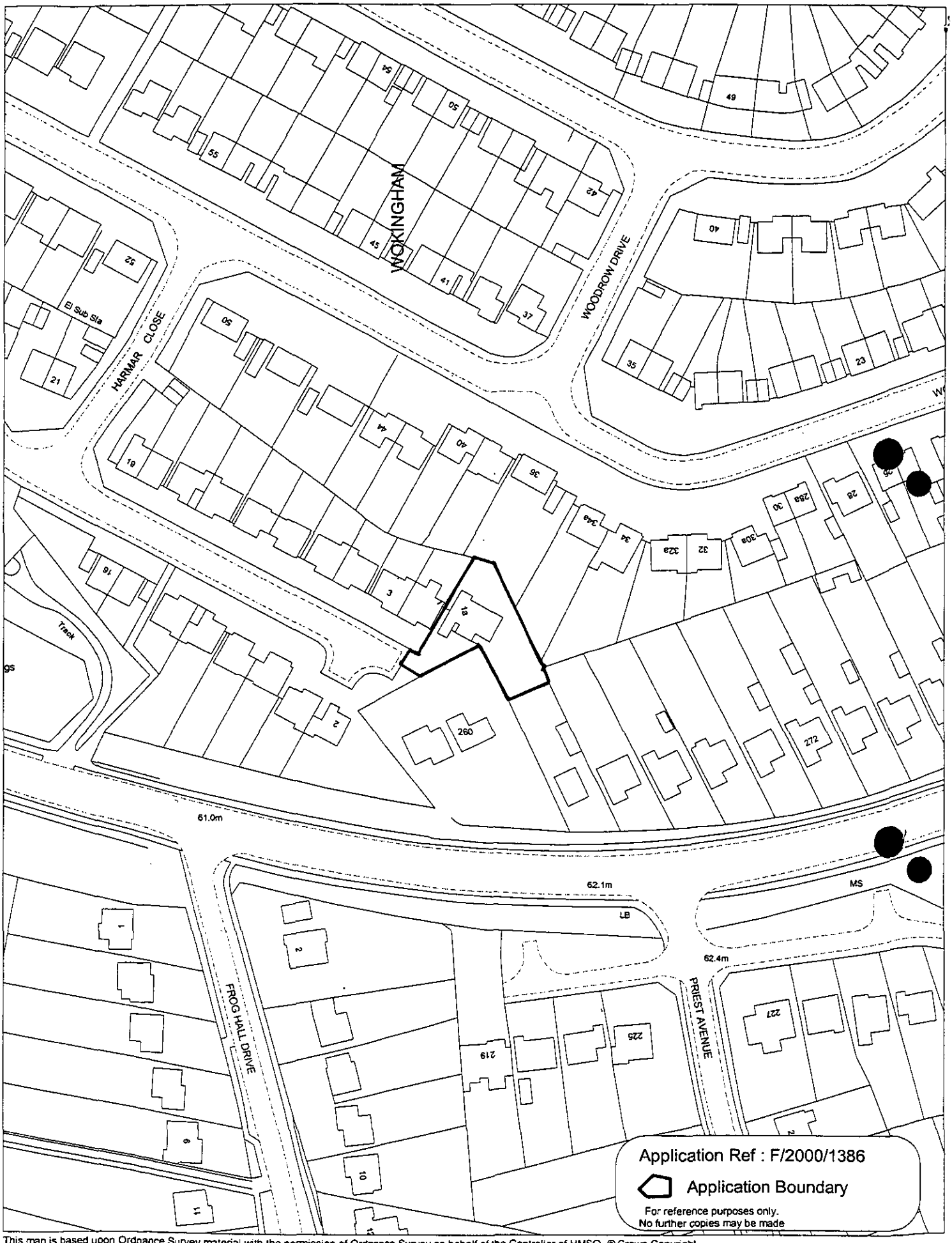
Applicant: Mr B Almond C/O Mr D Amos

Your observations are required in respect of this application by **09/06/2000**

Recommend refusal on the grounds that by its size, mass and bulk the proposal does not fit in with the street scene.

SIGNED: _____ **DATE:** 09/06//00

CLERK TO Wokingham Town Council

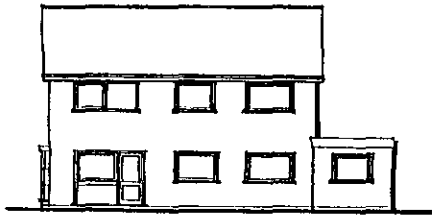


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

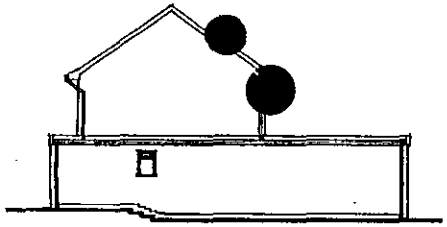
Development Control Section, Environmental Services, Wokingham District Council.
28 June 2000

Scale: 1 : 1250

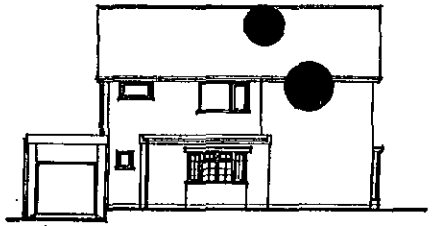
N
W E
S



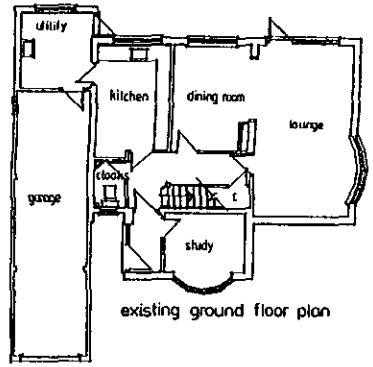
existing rear elevation



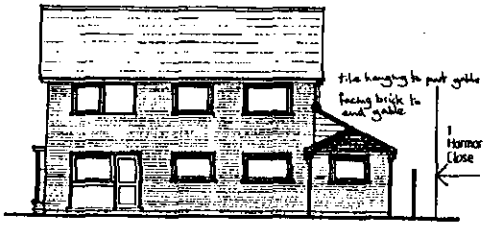
existing side elevation



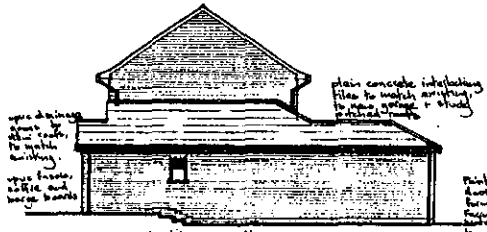
existing front elevation



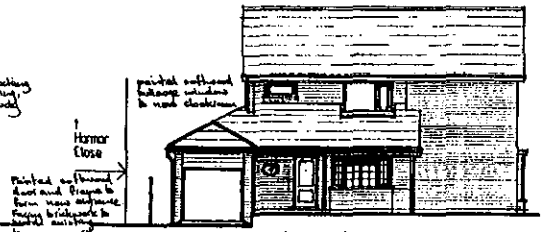
existing ground floor plan



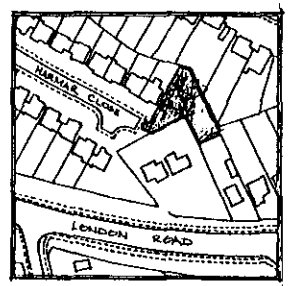
proposed rear elevation



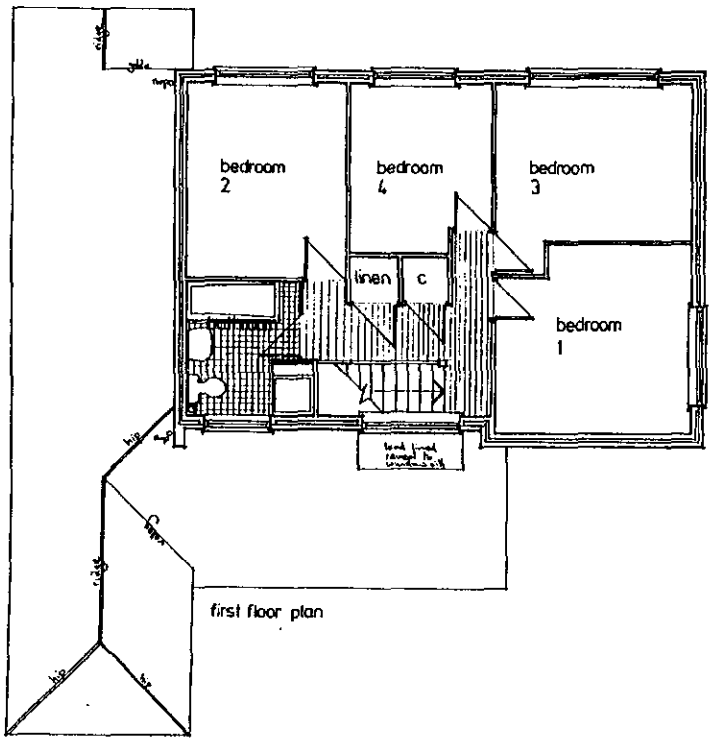
proposed side elevation



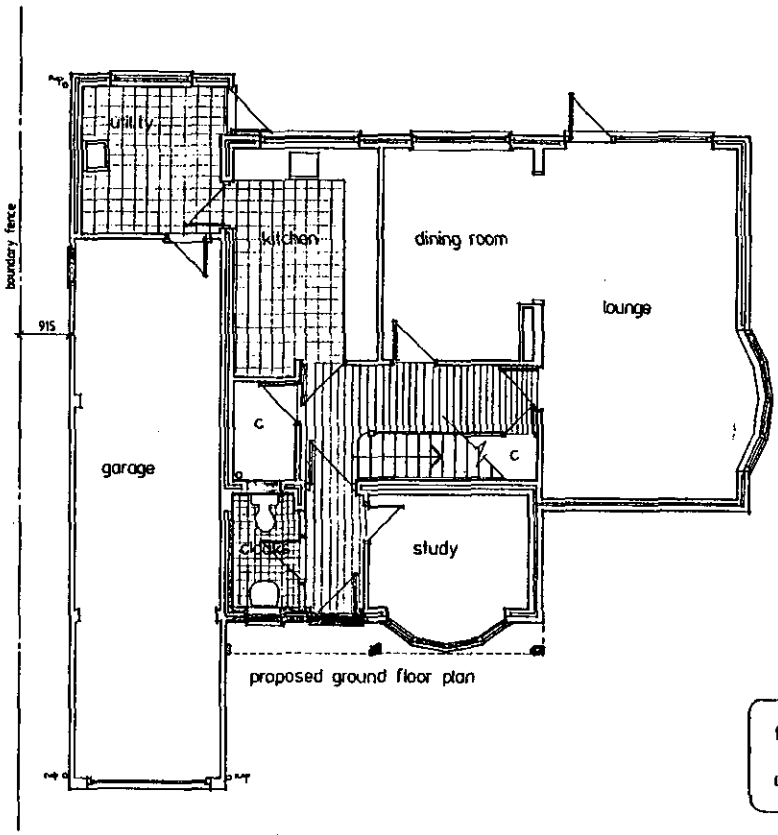
proposed front elevation



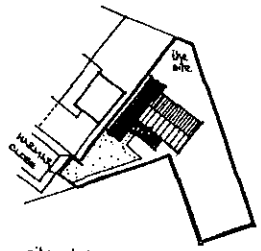
location plan (1:1250)



first floor plan



proposed ground floor plan

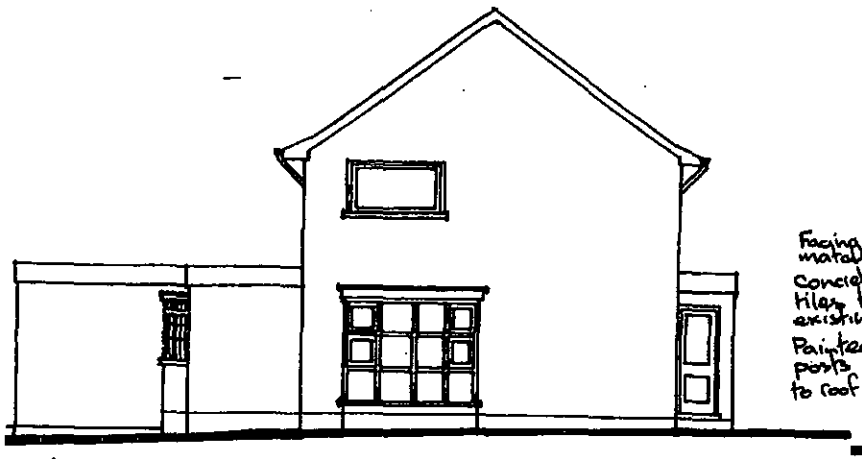


site plan (1:500)



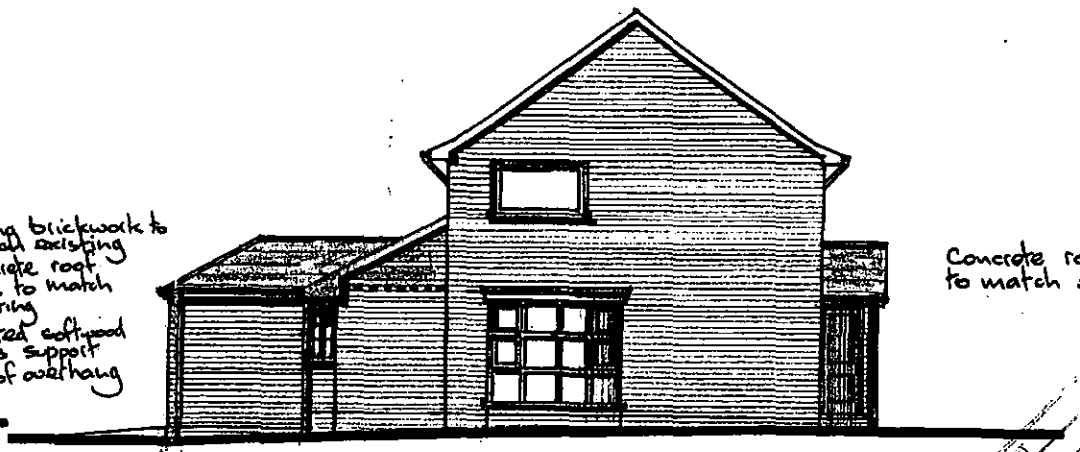
Proposed alterations at 1a Harmar Close, Wokingham
for Mr and Mrs B. Almond

Date: March 2000 Scales: 1:50, 1:100, 1:500, 1:1250 Drawing no: 2002-01 rev.-



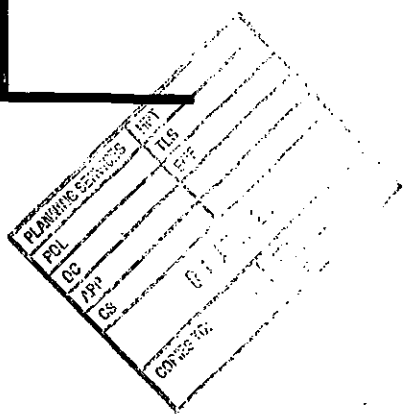
existing side elevation

Facing brickwork to match existing
Concrete roof tiles to match existing
Painted softwood posts support to roof overhang



proposed side elevation

Concrete roof tiles to match existing



Proposed alterations at 1a Harmar Close, Wokingham
for Mr and Mrs B. Almond

Date: May 2000 Scale: 1-100 Drawing no: 2002-02 rev.–

Application No F/2000/1386 | **Received** 02/05/00 | **Wokingham**

Applicant: Mr B. Almond
Location : 1a Harmar Close
Proposal : **Enclosure of porch and new pitched roof to garage and study.**

1. Planning History –
The site is a detached house located within the identified settlement of Wokingham, in a residential area. The site is set back from the end of a cul-de-sac. Harmar Close is off of Woodrow Drive. There is no relevant planning history.

This application is before the planning committee as the proposed development is on a property owned by an employee of Wokingham District Council.

2. Proposal –
The proposal is for the enclosure of the existing front porch and a new pitched roof over the porch and garage.

3. Consultations -
- ***Wokingham Town Council*** – Objections
- ***Neighbours/Letters*** – None received

4. Appraisal – The main considerations are:

A. Impact upon neighbouring properties
South East Area Local Plan policies SBE1 and SBE2
Wokingham District Local Plan policies WOS3 and WBE1
B. Impact upon the street scene
South East Area Local Plan policies SBE1 and SBE2
Wokingham District Local Plan policies WOS3 and WBE1

A. Impact upon neighbouring properties
Currently, there is an existing open porch, flat roofed garage and flat roofed study. The proposed pitched roof would covered the length of the existing garage/utility room (13.2m) and would cover the porch/study (5.9m width). The height of the pitched roofs would be 2.6m to eaves and 3.8m to the ridge. Where the proposed roof would meet the main dwelling, it would be 4.5m to the ridge. The enclosure of the porch would see the front door and cloak room brought forward in line with the study.

There is a 1.8m fence combined with tall evergreens along the boundary with the London Road Properties and shrubs between 1 and 1a Harmar Close. 1 and 1a Harmar Close are approximately 2m apart.

It is considered that the proposed development would have no detrimental impact to neighbouring properties by overlooking, overshadowing or through its being overbearing. There is therefore no conflict with development plan policies in terms of impact upon neighbouring properties.

APPROVED

B. Impact upon the street scene
Wokingham Town Council have recommended refusal on the grounds that the size, mass and bulk of the proposal does not fit in with the street scene. However, 1a Harmar Close is set back from the end of the cul-de-sac of Harmar Close, it is therefore well screened from the actual road, and materials will match those of the main dwelling. Pitched roofs are considered to be more aesthetically pleasing than flat roofs. Numbers 1 and 8 Harmar Close have pitched roofs over the porch/garage as do many properties along the road. It is therefore considered that there would be no detrimental impact upon the street scene and no conflict with development plan policies.

5. Conclusion –
It is considered that due to the nature of the proposed development, there would be no detrimental impacts to neighbouring properties and the street scene.

6. Recommendation – GRANT planning permission subject to the following conditions:

SC01 1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

SC53 2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

SC20 3. The 'cloaks' window in the front elevation of the proposed development shall not at any time be glazed other than with obscure glass.

REASONS

SR02 1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

SR12 2. To ensure a satisfactory external appearance.

SR29 3. In the interests of the amenities of the occupants of this property and other properties nearby.

Natalie Brown

PLANNING SERVICES	HPT
POL	TLS
DC	
APP	
CS	
COPIES TO:	ADR:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1386

Proposal: Proposed enclosure of porch and new pitched roof to garage and study

Site Address: 1a Harmer Close, Wokingham.

Applicant: Mr B Almond C/O Mr D Amos

Your observations are required in respect of this application by **09/06/2000**

Recommend refusal on the grounds that by its size, mass and bulk the proposal does not fit in with the street scene.

SIGNED: _____ **DATE:** 09/06//00

CLERK TO Wokingham Town Council

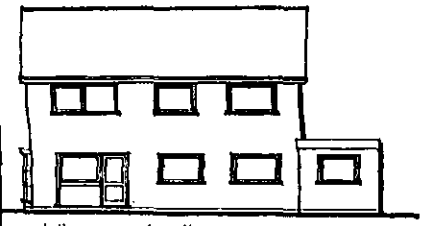


This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

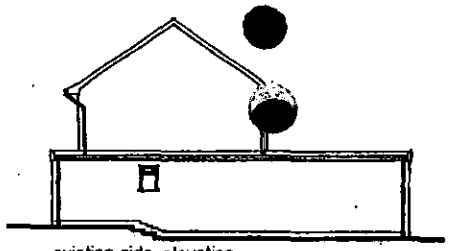
Development Control Section, Environmental Services, Wokingham District Council.

28 June 2000

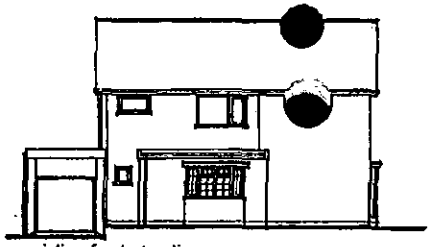
Scale: 1 : 1250



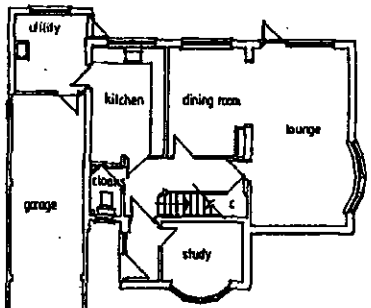
existing rear elevation



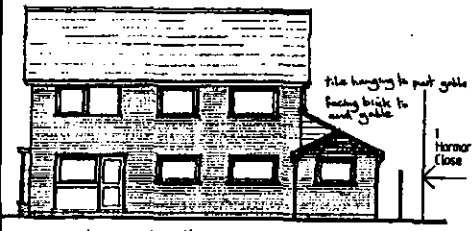
existing side elevation



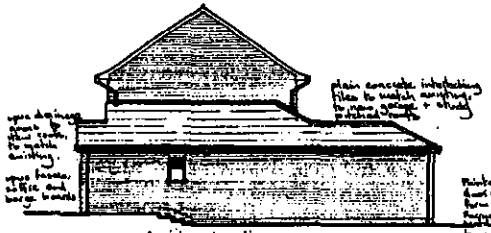
existing front elevation



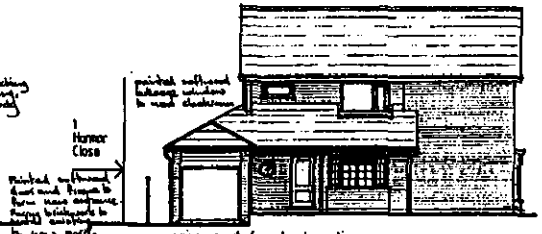
existing ground floor plan



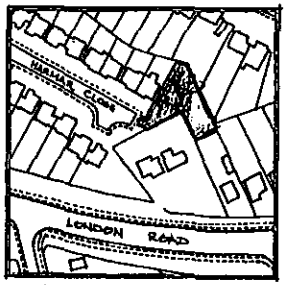
proposed rear elevation



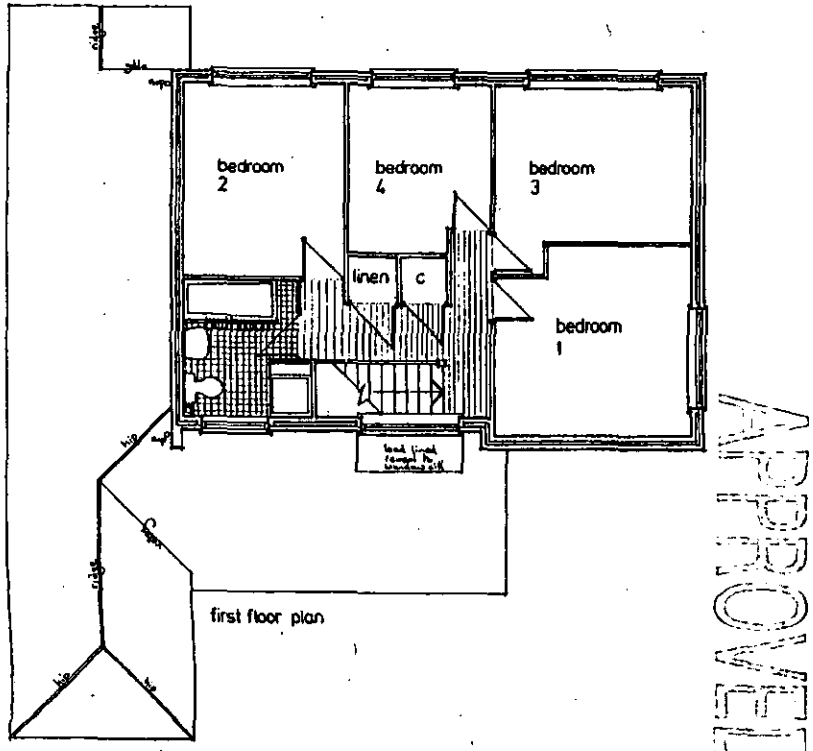
proposed side elevation



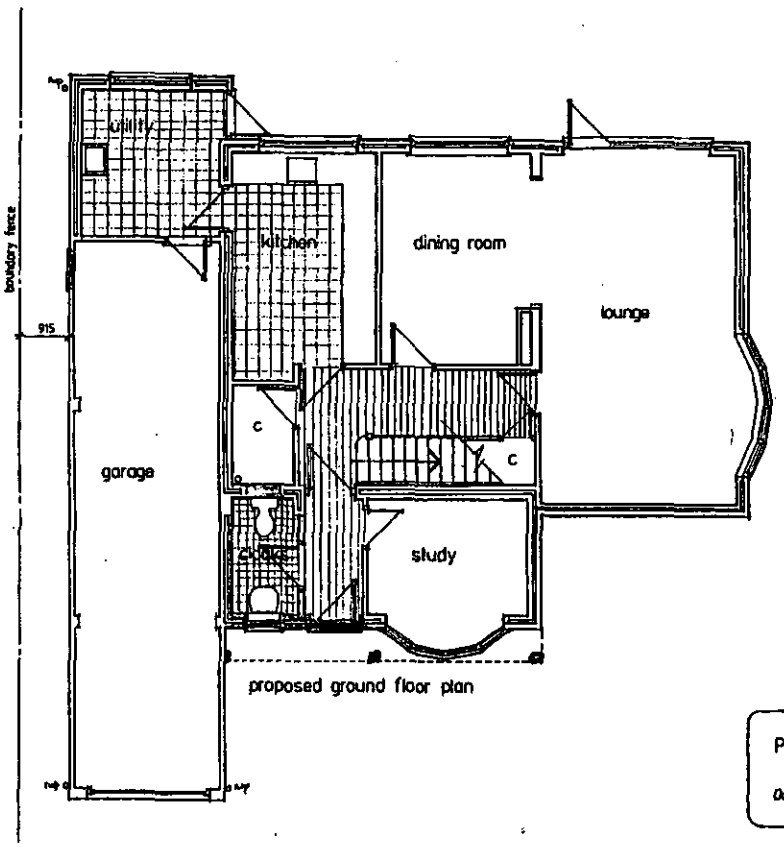
proposed front elevation



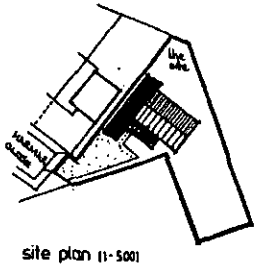
location plan (1:1250)



first floor plan



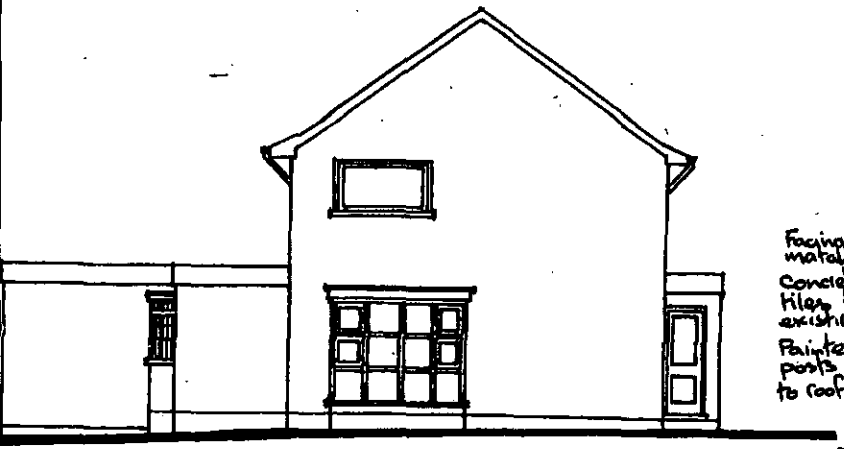
proposed ground floor plan



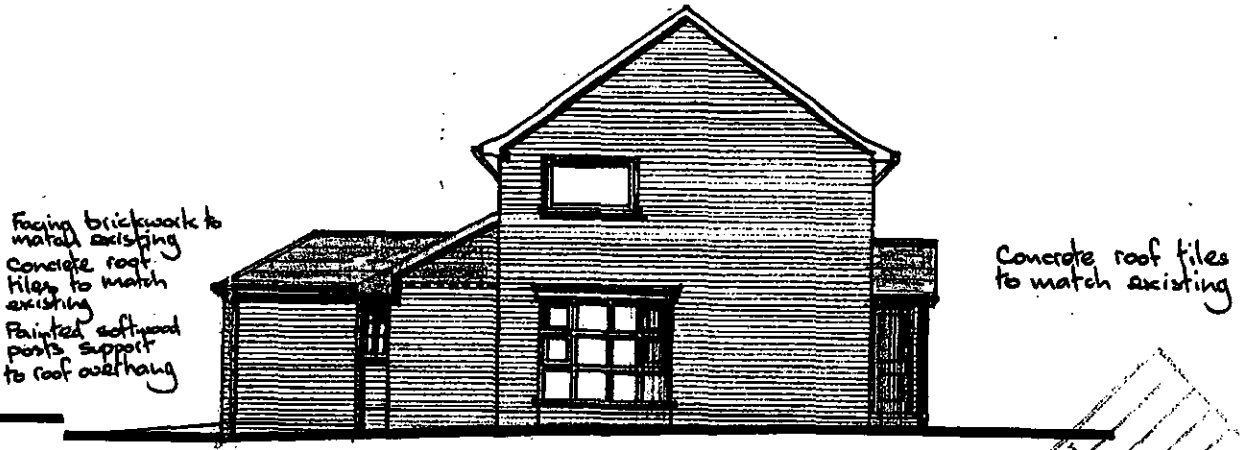
site plan (1:500)

Proposed alterations at 1a Harmar Close, Wokingham
for Mr and Mrs B. Almond

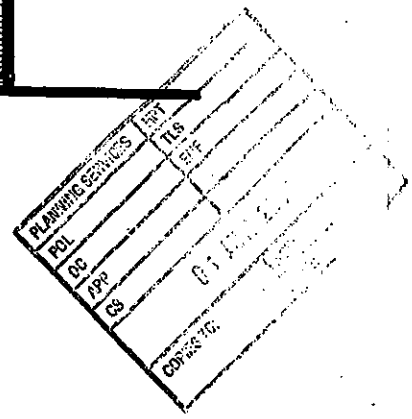
Date: March 2002 Scales: 1:50, 1:100, 1:500, 1:1250 Drawing no: 2002-01rev.-



existing side elevation



proposed side elevation



Proposed alterations at 1a Harmar Close, Wokingham
for Mr and Mrs B. Almond

Date: May 2000 Scale: 1-100 Drawing no: 2002-02 rev.-

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:

Officer: NAB | Application No. F/2000/1386

Map No. 76 Site 0014

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) Proposed enclosure of porch and new pitched roof to garage and study.

Location: 14 Harmar Close

Parish: Wokingham Ward: Norreys

16.5.2000

Applicant:

Mr B Almond

Fee Received 95.00 (10) 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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	other side elevation?		18/6 June
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 : 16.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

No pre-apps.

NEIGHBOURS:

S/N + 1 harmer close ✓

34, 34a + 36 woodrow Drive

258, 260, 262 + 264 London Rd.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SECRETARY | HPT
PO | TLS
DC
APP
CS
COPIES TO: | FILE:

Case officer: Natalie Brown

Application Number: F/2000/1386

Proposal: Proposed enclosure of porch and new pitched roof to garage and study

Site Address: 1a Harmer Close, Wokingham.

Applicant: Mr B Almond C/O Mr D Amos

Your observations are required in respect of this application by **09/06/2000**

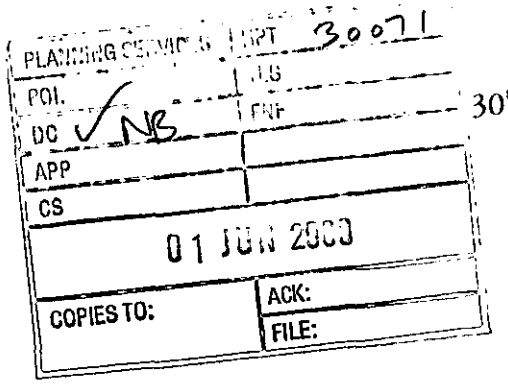
Recommend refusal on the grounds that by its size, mass and bulk the proposal does not fit in with the street scene.

SIGNED: _____ **DATE:** 09/06//00

CLERK TO Wokingham Town Council

Your ref: Natalie Brown-F/2000/1386

38 Fordwells Drive
Bracknell
Berks
RG12 9YL



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

30th May 2000

Dear Sir

Works at 1a Harmar Close, Wokingham for Mr & Mrs B Almond
Application Number: F/2000/1386

Further to your letter dated 16 May 2000, I confirm that the Notice has been forwarded to Mr Almond, and I trust that you have since received confirmation that the Notice has been displayed.

Whilst writing, I attach six copies of my drawing number 2002-02, indicating the "missing" side elevation as requested, and hope that you will find this in order.

Please contact me if you require any further details.

Yours faithfully,

David Amos

ADDRESS 1A HARMAR CLOSE PARISH WOK

PLOT No. ORD. SHEET No. 76

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/41/65	Taylor Woodrow	Res Dev	29/7/65	C/A
0/36/72		Ext'd house & garage	8/6/72	REF
0/59/72		do	5/7/72	C/A
B/43/72		do		
9237M		do		19/1/73

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

02.MAY2000* 1386

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 B. ALMOND
	Address	1A HARMAR CLOSE
	and postcode	WOKINGHAM
		BERKS
		RG40 1SG
	Phone number	0118 9782016
	Agent's Name	MR. D. AMOS
	Address	38 FORDWELLS DRIVE
	and postcode	BRACKNELL
		BERKS
		RG12 9YL
	Phone number	0771 7001954
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.	1A HARMAR CLOSE WOKINGHAM, AS EDGED IN RED ON ATTACHED DRAWING 2002-01
4	Give brief details of the proposal for example, two storey side extension. About the application	ENCLOSE EXISTING PORCH, AND, NEW PITCHED ROOF TO STUDY AND GARAGE

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.	BROWN FACING BRICKS AND ROOF TILES TO MATCH EXISTING	
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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 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.

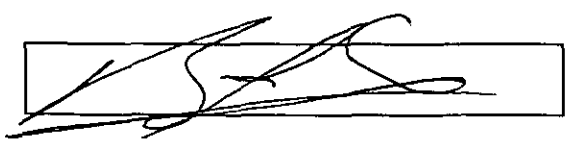
Certificate B

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

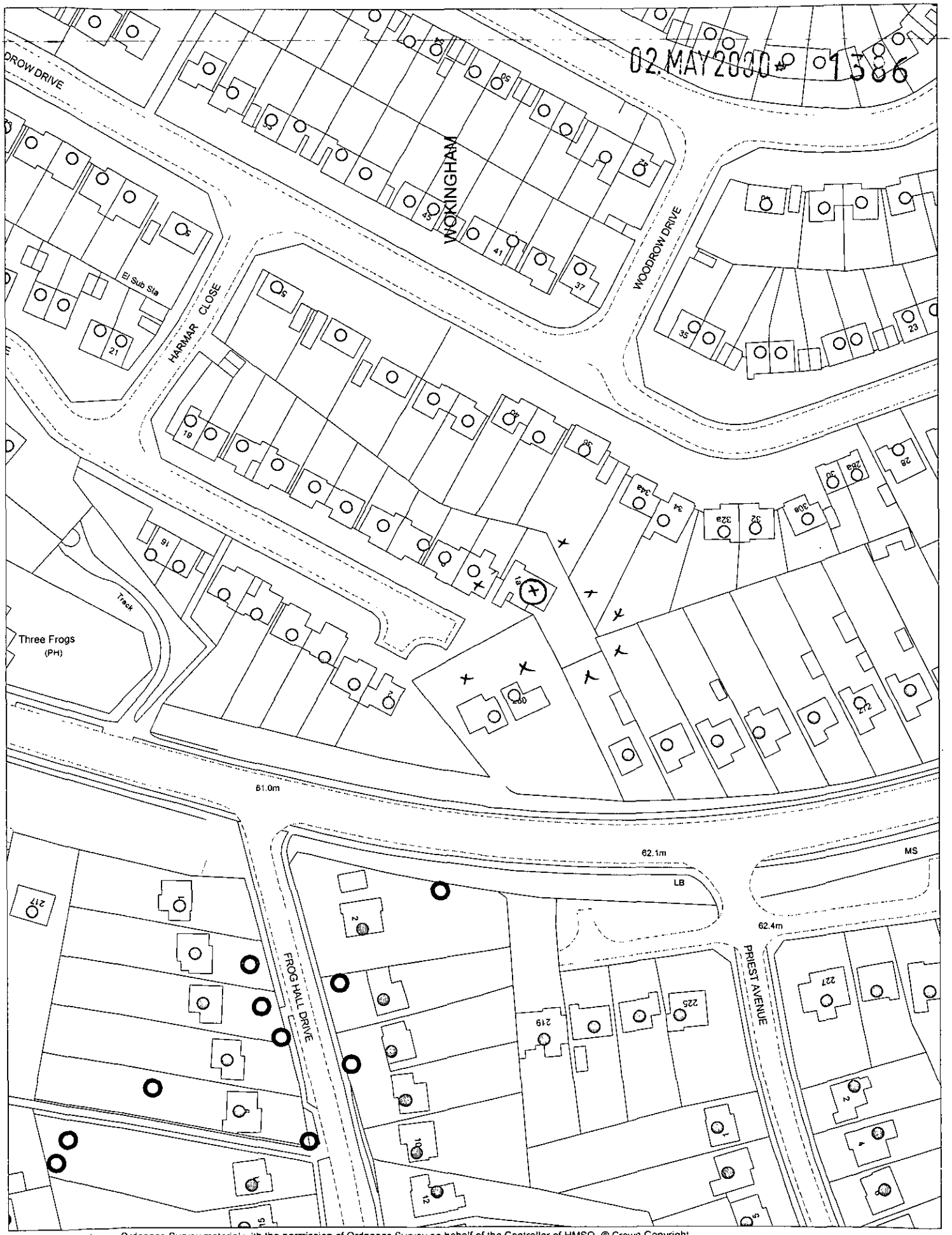
~~None of the land forms part of an agricultural holding.~~

Your signature: 

on behalf of

Date 19/4/00

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



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

10 May 2000

Scale: 1 : 1250

N W E S