APPLICATION NO:
F/2000/0796

LOCATION:
49a Emmbrook Road, Wokingham.

APPLICANT:
J L Lee

PROPOSAL:
Proposed two storey side extension to dwelling and single storey front extension

EARLIEST DATE FOR DECISION: **03/04/2000**

APPLICATION EXPIRY DATE: **24/04/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

J L Lee
49a Emmbrook Road
Wokingham
Berkshire
RG411HG

Application Number: F/2000/0796

Parish: **WOKINGHAM**

Location: **49a, Emmbrook Road, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling and single storey front extension**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason

1. The proposal, by virtue of its scale and design would result in an increase in massing in relation to adjacent property that would cause the extension to be prominent in the street scene and hence harmful to the character and appearance of the area. The proposals are, therefore, contrary to Policies SBE1 and SBE2 of the South East Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft).

John Mitchell

John Mitchell CH
Development Control Manager
Date: 29/06/2000

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.

Tel: (0118) 974 6452 (Direct Line)
E-Mail: Phil.Wratten@Wokingham.gov.uk
Fax: (0118) 974 6484
Date: July 5, 2000
My ref: PIW/2/RFS/00/3547

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

Mr J L Lee,
49A, Emmbrook Road,
WOKINGHAM,
Berkshire.
RG41 1HG

Dear Mr Lee,

49A, EMMBROOK ROAD, WOKINGHAM, BERKSHIRE.
PLANNING APPLICATION NO. F/2000/0796.

I write with reference to planning application number F/2000/0796 which was Refused planning permission on 27 June 2000.

I am advised that development has commenced and that at the time of writing this letter is well advanced. In consideration of the refusal of planning permission any development works carried out are without planning permission and therefore a contravention to planning control.

All development works should cease immediately upon receipt of this letter. Since the works carried out thus far are unauthorised I must advise that the building works be removed and the land be returned to its original condition. Failure to comply could result in the service of an Enforcement Notice to ensure the removal of the unauthorised works.

Finally it is requested that you inform me in writing immediately upon receipt of this letter as to your intentions in this matter.

Yours sincerely,

P I WRATTEN
Senior Planning Enforcement Officer

REFUSED

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0796	FXC
BUILDING CONTROL NUMBER	FP2000/0368	Howard
APPLICANT/~~AGENT~~	Mr J. L. Lee.	
ADDRESS OF SITE	491 Emmbrook Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	2 storey side ext & s/s ~~flat~~ ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION	~~2~~	
APPLIC.REFUSED	29/6/00	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	6/7/00	

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

COMMENCED ON SITE	26/6/00
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0796

Applicant : J L Lee .

Location : 49a, Emmbrook Road, , Wokingham.
Proposal : Proposed two storey side extension to dwelling and single storey front extension

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 28/02/2000

Earliest Date for Decision : 03/04/2000

Latest Consultation Date/Site Notice Expiry Date : 03/04/2000

Application Expiry Date: 24/04/2000

Consultation Responses :

Wokingham T.c. - " no objections"
Highways - request layout for 3 vehicles.

Planning Issues :

Identified Settlement
Neighbours / street scene .

Application Number: 49a Emmbrook Road, Wokingham

Appraisal: The proposal is for a two-storey side extension to a semi-detached dwelling. with a single-storey extension across the front of the existing dwelling and part of the extension.

The existing front elevation is 5.5 metres wide and the proposed two-storey extension would be flush with this, increasing the width by 4.7 metres. There would be step back of 2 metres to the widest part of the extension which would be 0.8 metres wider, giving total width of 5.5 metres. The existing roof is hipped with an 8.9 metre high ridge and the main part of the extension roof would be the same height, increasing the length of the ridge line by 4.7 metres. The remainder would be stepped down by 0.9 metres.

The adjoining property, 49 Emmbrook Road already has a two-storey side extension. This is about three metres wide and flush at the front and rear, resulting in a continuous ridge line. There is a 1.2 metre deep, single-storey extension across most of the front but no significant vertical breaks across the elevation.

The scale and design of the proposed extension would result in a considerable increase in massing and, not withstanding the distance to the front boundary, this would cause the extension to be prominent in the street scene. This would be particularly noticeable due to the contrast with the relatively small scale of the neighbouring Thatched Cottage P H.

The original dwelling would separate the extension from the adjoining property, and there would be 13.5 metres to the front boundary and 55 metres to the rear boundary. The main impact would be on the Thatched Cottage P H.

Recommendation: refusal

Application Number F/2000/0796
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01			

in relation to adjacent property

The proposed extension, by virtue of its scale and design would result in an increase in massing that would cause the extension to be prominent in the street scene and hence harmful to the character and appearance of the area. The proposals are, therefore, contrary to policies SBE1 and SBE2 of the SEALP and Policies WOS3 and WBE1 of the WDLPDD.

John Murdoch
29/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 49a Emmbrook Road Wokingham.

APPLICATION NUMBER: F/2000/0796

OFFICER: Emy Circuit

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS primarily residential, pub + hall adjacent.

3. DESCRIPTION OF SITE/BUILDING

two-storey semi, adjoining house has two-storey side extension

4. RELATIONSHIP TO ADJOINING PROPERTIES

set back from pub, s/st adjacent to boundary.

5. SITE CONSTRAINTS

TREES

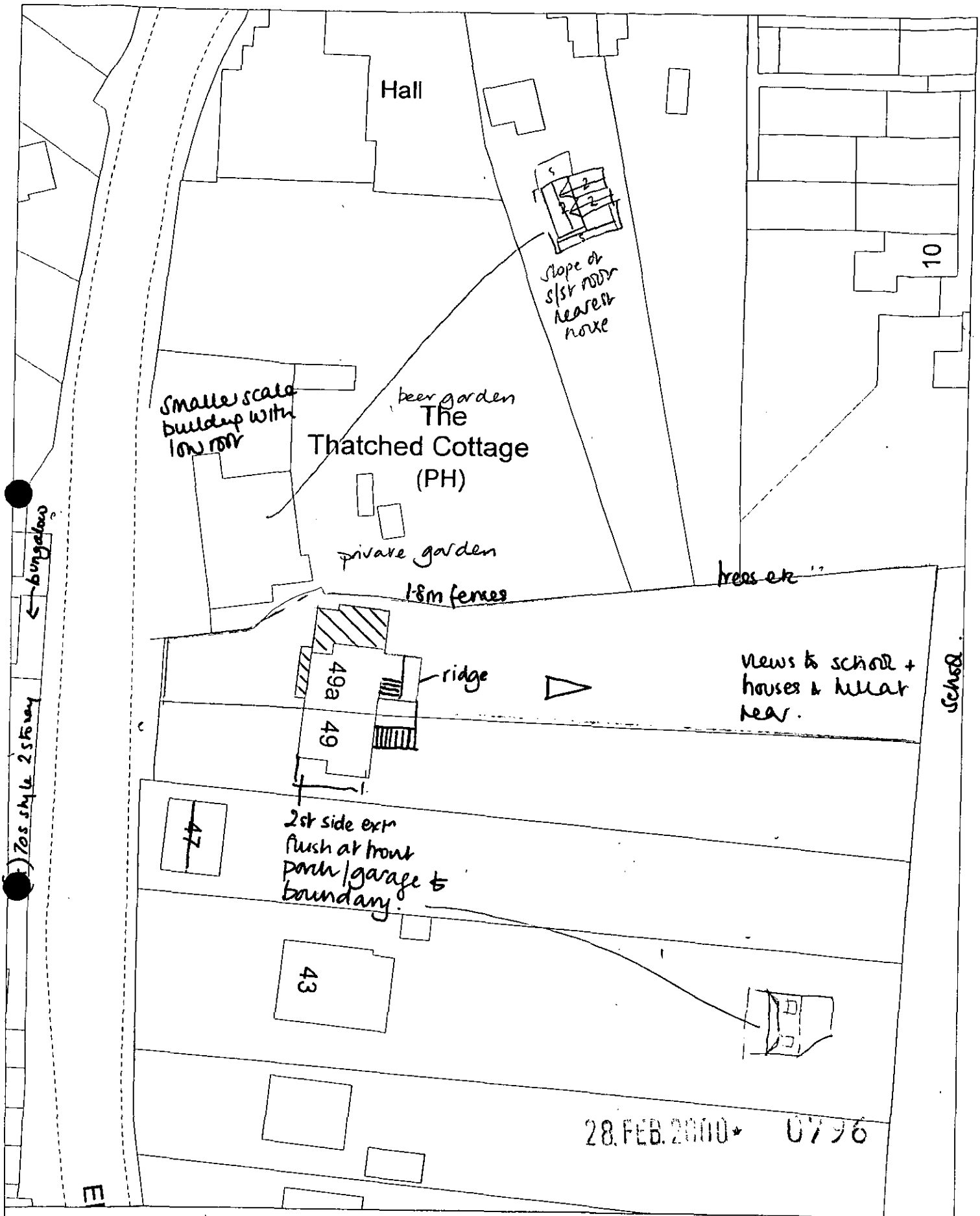
ACCESS/PARKING from Emmbrook Road.

LEVELS slopes away to rear.

BOUNDARY TREATMENT 1·8m fences + trees.

OTHERS

NB 27/6/00 footings in place



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 19 October 1999

Received by Wokingham District Council

Application No: F/2000/0796

Proposal:
Proposed two storey side extension to dwelling and single storey front extension

Location:
49a, Emmbrook 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/04/2000. 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

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

Tel: (0118) 974 6479

Date: **10 March 2000**

My ref: F/2000/0796

CONFIDENTIAL

Councillor Whyte
3 Woosehill Lane
Wokingham
RG41 2TT

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/2000/0796
49a, Emmbrook Road, , Wokingham.
Proposed two storey side extension to dwelling and single storey front extension

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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0796**
49a, Emmbrook Road, , Wokingham.
Proposed two storey side extension to dwelling and single storey front extension
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Whyte

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

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

Tel: (0118) 974 6479

Date: **10 March 2000**

My ref: F/2000/0796

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/2000/0796
49a, Emmbrook Road, , Wokingham.
Proposed two storey side extension to dwelling and single storey front extension

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0796**
49a, Emmbrook Road, , Wokingham.
Proposed two storey side extension to dwelling and single storey front extension
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 6479

Date: **10 March 2000**

My ref: F/2000/0796

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/2000/0796
49a, Emmbrook Road, , Wokingham.
Proposed two storey side extension to dwelling and single storey front extension

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If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0796**
49a, Emmbrook Road, , Wokingham.
Proposed two storey side extension to dwelling and single storey front extension

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Earnshaw

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	28 FEB 2000
Officer: EXC	Application No. F/2000/0996

Map No. 68 Site 0008
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY FRONT EXTENSION

Location: 49A ETTINBROOK ROAD

Parish: WOKINGHAM Ward: Emmbrook

Applicant: J L LEE

Fee Received 95-00 Required ..... Additional ..... Refund .....

(5)
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 and elevations of new porch area.		
(6)	Floor plans	Floor plans request with * Site Notice		
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 : ..... 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 + The Thatched Cottage P.H, ...

..... Embrook Road .....

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 9 May 2000
My ref: EXC/F/2000/0796

Mr J L Lee
49a Emmbrook Road
WOKINGHAM
Berkshire
RG41 1HG

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 Lee

PROPOSED TWO-STOREY SIDE EXTENSION AND SINGLE-STOREY FRONT EXTENSION AT 49 A EMMBROOK ROAD – F-2000/0796

I apologise for the delay in contacting you with regard to the above application.

Whilst there is no objection in principal to a two-storey side extension but there is some concern regarding the visual bulk of the proposed extension. To overcome this it is suggested that the width of the front elevation of the house should not be increased by more than 3 metres, rather than 4.7 metres as is currently proposed. The remainder of the extension should be set back by at least one metre.

If you wish to discuss this advice please contact the case officer, Emy Circuit, on the number above. In addition, please notify us within ten working days if you wish to submit revised drawings. Otherwise the application will be determined as it stands.

I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take.

Yours sincerely

M L Thorp,
Principal Development Control Officer

SERVICES | HPT
TLS
ENF
2000
ACK:
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: F/2000/0796

Proposal: Proposed two storey side dwelling and single storey front extension

Site Address: 49a Embrook Road, Wokingham

Applicant: J L Lee

Your observations are required in respect of this application by **03/04/2000**

Objections:

No objections

SIGNED: _____ **DATE:** 27/03/00

CLERK TO WOKINGHAM TOWN COUNCIL

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 10 March 2000

Application Number: F/2000/0796

Proposal: Proposed two storey side extension to dwelling and single storey front extension

Site Address:
49a, Emmbrook Road, , Wokingham.

Applicant:
J L Lee .

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).

COMMENT

REQUEST ADDITIONAL PLAN TO SHOW PARKING LAYOUT FOR THREE VEHICLES WITHIN THE CURTILAGE OF THE PROPERTY. SPACES TO BE 2.4 x 4.8m (MINIMUM), OR 2.5x 5.0m (GARAGE)

Signed: N.S.Trotter **Print name:** N TROTTER

17-3-00

Date: 30 March 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/0796

Location: 49a, Emmbrook Road, Wokingham.

Proposal: Proposed two storey side extension to dwelling and single storey front extension

Applicant: J L Lee.

Case Officer: Emy Circuit

The new plans show the following: Side elevation. Drawing no 08-99-08a.

For information only.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App No. F/2000/0746 (Planaps) / (Ludhouse) Date Rec. 29/3/00

Location: 49a Embrook Road

Parish Wokingham

Applicant:

Description of attached plans SIDE ELEVATION

Drawing No's: 08-99-08a

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) ☐
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:

Date for Responses INFO ONLY

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER EXC

Consultations Sent by Admin. on 30/3/00

Yellow - Part One Copy
Green - Officer's Copy

EC.

Additional information required. 01344

other side elevation of porch 291 377

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

29 MAR 2000

COPIES TO:	ACK:
	FILE:

10·00

WOKINGHAM DISTRICT COUNCIL
Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

With Compliments

Site Address: 49a, Emmbrook Road, , Wokingham.

Proposal: Proposed two storey side extension to dwelling and single storey front extension.

Thank you for the above application, which has now been accepted along with the sum of £95 in fees.

The Council will try to deal with your application within 8 weeks. However, it is not always possible to do so, particularly in the case of complex schemes, and those that require modification. If you have not received notification of the outcome of your application by **24/04/2000** you have the right to appeal to the Secretary of State for the Environment, Transport and the Regions. Appeals must be made within 6 months of this date, on a form, which is available from the Department of the Environment, Transport and the Regions.

If you have any queries concerning your application please contact your case officer, **Emy Circuit,** on **(0118) 974 6479** quoting reference number **F/2000/0796.**

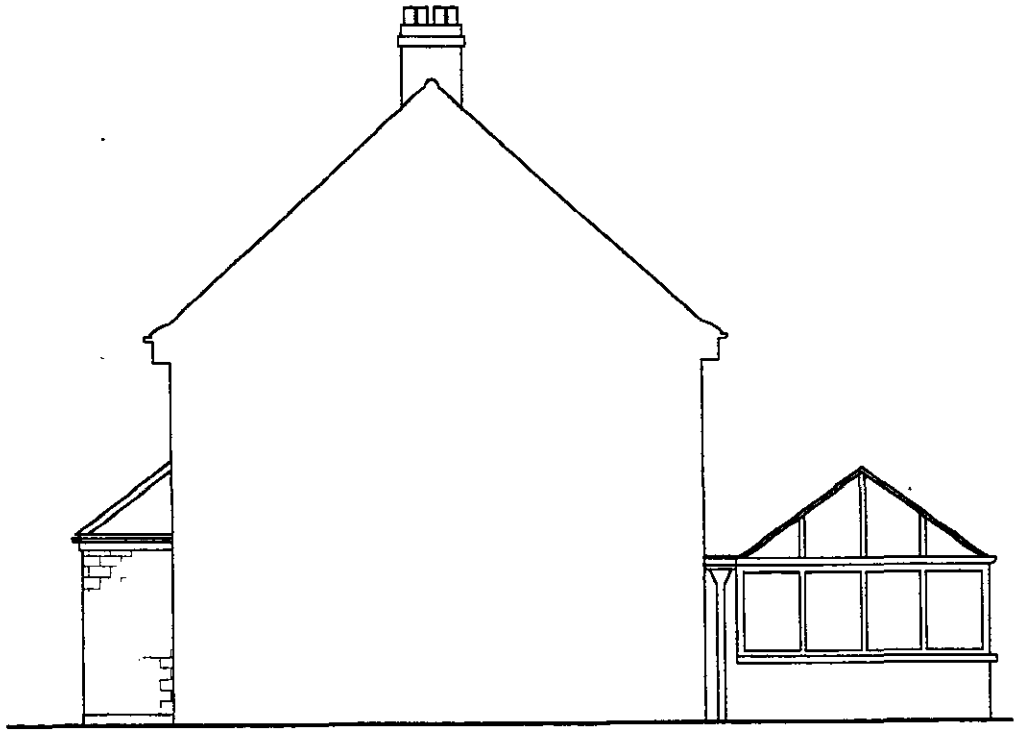
Please note that approval under Building Regulations may be required for the proposed development, for which a separate application must be made. To obtain advice on this matter, you may contact the Building Control Section of the District Council on 0118 974 6375.

Yours faithfully,

Chris Wood
Head of Planning and Transportation

ADDITIONAL PLAN
0196

0796 ADDITIONAL PLAN



SIDE ELEVATION

49a. EMMSBROOK RD,
WOKINGHAM.
BERKSHIRE. RG42 7QA.
Tel 01189-784801

DESCRIPTION.
PROPOSED NEW EXTENSION.

SCALE.	DATE.	DRAWN.
1: 100	FEB. 2000.	A.K.B.J.

DRAWING TO SHOW ADDITIONAL PORCH ELEVATION

REF.	DRG No.	TYPE
LEE99-WK.	08-99-08a	ELEVATION

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
29 MAR 2000	
COPIES TO:	ACK:
	FILE:

ADDRESS 49A EMMBROOK ROAD PARISH WOK

PLOT No. ORD. SHEET No. 68

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 28.FEB.2000* 0796

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 28.FEB.2008* 0796

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 Address and postcode Phone number	JOHN LAURANCE LEE 49A EMMBROOK ROAD, WOKINGHAM, BERKS RG41 1HG 9894279 MOBILE 07025161110
2	Agent's Name Address and postcode Phone number	N/A
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.	ENCLOSED
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION AND SINGLE STOREY FRONT 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.	RED BRICK TO MATCH EXISTING AND RED CONCRETE ROOF TILES TO MATCH EXISTING. WINDOW STAINED WILL CHANGE EXISTING WHITE ONES
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 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.	£95-00	
	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.	✓ 4 No DRAWINGS	

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: Lee

on behalf of

Date 25/2/00

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



Site Plan, Scale: 1 to 2500

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28 FEB 2000 0726

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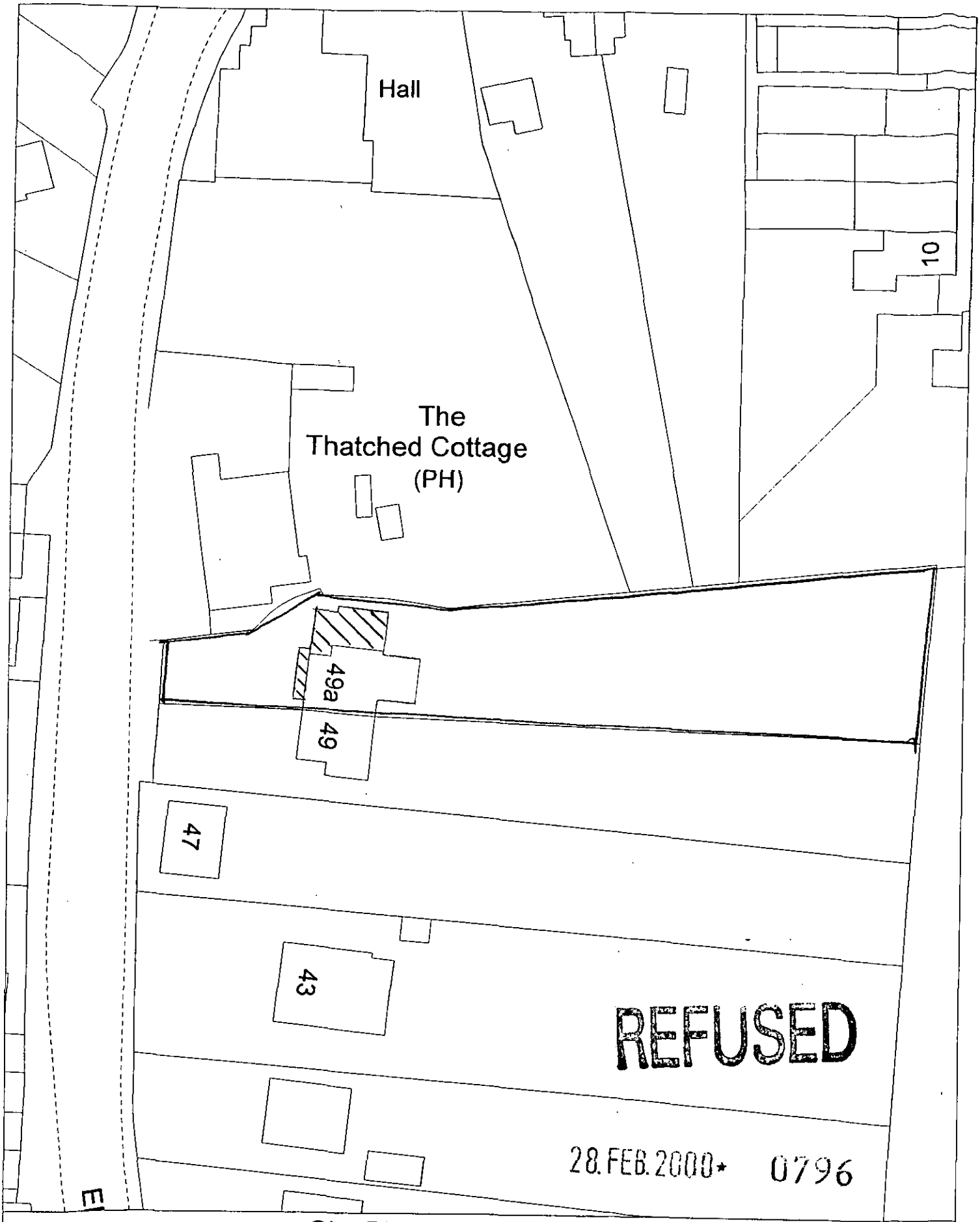

Site Plan, Scale: 1 to 500

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