20/8

APPLICATION NO:
F/2002/7117

LOCATION:
198 London Road, Wokingham.

APPLICANT:
Mr/Mrs Dowling C/O Greg Farrell

PROPOSAL:
Proposed two storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **16/08/2002**

APPLICATION WILL HAVE EXPIRED ON:
09/09/2002

CASE OFFICER: **Louise Smith**

APPROVED

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Dowling
C/O Greg Farrell
43 Wendover Way
Reading
Berks
RG30 4RU

Application Number: F/2002/7117

Parish: **WOKINGHAM**

Location: **198, London Road, Wokingham.**

Proposal: **Proposed two storey rear 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 facing No. 200 London Road hereby permitted except for any which may be shown on the approved drawing(s).

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.

Informative

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

Berkshire Structure Plan Policies LD3 and EN1.
South East Area Local Plan Policies SBE1, SBE2 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

T. G Watson

Trevor Watson
Development Control Manager
Date: 02/09/2002

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 : Louise Smith

Application Number : F/2002/7117

Applicant : Mr/Mrs Dowling C/O Greg Farrell.

Location : 198, London Road, , Wokingham.
Proposal : Proposed two storey rear extension to dwelling.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : 5/8/2

Date Registered : 15/07/2002

Earliest Date for Decision : 16/08/2002

Latest Consultation Date/Site Notice Expiry Date : 16/08/2002

This application will have expired on: 09/09/2002. 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 :

No 196 - concern over builder access, + hours of work
No 200 - concern over loss of daylight and overlooking into garden

Planning Issues :

Identified Settlement
Impact on Street Scene
Impact on Neighbouring Dwellings

Application Number: F/2002/7117

Appraisal :

The site is a middle terrace cottage, situated within the identified settlement boundary of Wokingham. This application proposes a 2/S rear extension to the dwelling.

Impact on neighbouring dwelling:
There would be no overlooking as windows are proposed to the rear elevation where this is significant screening and distance to dwellings at the rear along Mays Road.

The first floor component of the rear extension would be level with the rear 2/S extension at No 196. The S/S element of the proposal would only project 1.1m beyond the rear S/S extension at No 196. Given the design and scale of this extension no overbearing & or loss of light impacts are considered here.

The first floor level of the extension would project 2.1m beyond the main rear building line of No 200. There is a bathroom window at first floor level on the rear elevation of this neighbour nearest to the proposed extension. However, given the design, scale and mass of the extension it is not considered overbearing. There would be no significant loss of daylight to the 2 first floor rear bedroom windows at No 200 which face north.

The S/S component of the rear extension would project 3.6m to the rear of No 200's rear conservatory which stretches the ~~depth of~~ width of this neighbouring dwelling. Given the flat roofed design of the extension it is not considered overbearing nor would there be significant loss of light. The Conservatory at No 200 receives light from the rear elevation and from above

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

Impact on character of street scene:
The proposed extension would be screened to the rear of the dwelling and views would be screened from Mays Road to the rear. Therefore no adverse impacts are considered. Furthermore, No 196 has a similar 2/S rear extension

Application Number F/2002/7117
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C01A	R01A	
3	C044	R044	1st floor side elevation facing No 200 Landar Rd.

inaccuracies in roof height at Gable
call Mr Farrell
→ corrected

RECORD OF SITE VISIT

SITE ADDRESS: 198 London Road Wokingham.

APPLICATION NUMBER: F/2002/7117

OFFICER: Louise Smith

DATE OF SITE VISIT: 5/8/2

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
Res. Rd – main road
mix of res properties detached semis, terrace

3. DESCRIPTION OF SITE/BUILDING
mid terrace property. – small row of cottages.
small toilet outbuilding c. 0.7m back from house along side boundary w/ No 200

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 196. extends further to rear at 1st floor level. c. 1.5m
s/s rear flat roof. c. 2.7m rear proj.
gable bedroom window in end.
No 200 – rear 1st fl level set to same as No 198.
small high level obsc. glazed window.
+ rear conservatory extends c. 1.3m beyond No 198.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING) at front.

LEVELS —

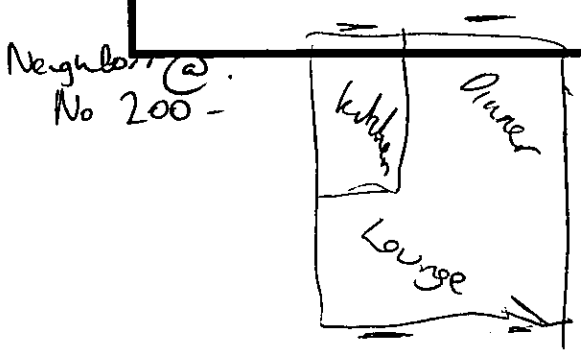
BOUNDARY TREATMENT left – 2m ob fencing + right.

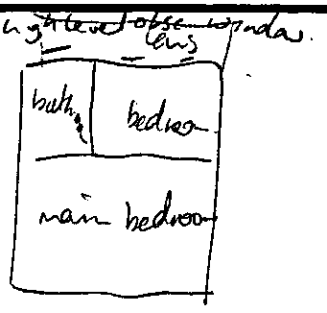
OTHERS

NB outbuilding w/ No 200 is joined

boundary

o-d → makegood.





one of bedroom windows leads into conservatory

↓

utility + living space – habitable room

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7117. (Case Officer:Louise Smith)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/~~2002/7117~~.

YOUR NAME: Mrs S S Paine

YOUR ADDRESS: (if these details are incorrect please amend)
200 LONDON ROAD
WOKINGHAM
BERKSHIRE
RG401SN

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
(1) Concern over loss of light to conservatory
(2) Concern over loss of privacy due to overlooking from rear windows.
(3) Concern over party wall impact.
(4) Concern over design and impact on this small old cottage.

Continue over the page if more room required

Mrs Sandra Paine
200 London Road
Wokingham
Berks
RG40 1SN

August 5th 2002

Wokingham District Council
Planning Services
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Louise Smith

Re; Application No. F/2002/7117 – 198 London Road Wokingham

With reference to our meeting on Thursday 1st August, to discuss the proposed plans for the above application.

I feel as though I should write to you, and ask you to come and visit me and view the extension from my property As this proposal is going to block out a lot of the natural daylight and I already have small windows, you can appreciate my concern. I also feel that I will be so overlooked in my garden.

I look forward to hearing from you as soon as possible, as I note that the 21 days appealing time is coming to an end.

Please telephone me on home 0118 9775205 or work 0118 9780009.

Thank you for your help in advance

Yours sincerely S Paine

Sandra Paine (Mrs)

SV. – 6/8/2

Finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	7117	LS
BUILDING CONTROL NUMBER	FP 2002/3678	
~~APPLICANT~~/AGENT	Greg Farrell.	
ADDRESS OF SITE	198 London Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D02 01 A	D02 01 A
ELEVATIONS	--	--
FLOOR PLANS	--	--

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	2/9/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	15/11/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

For filing 7117

Date: 03 September 2002

To: Case Officer

We have received Additional Information for the following planning application:

Application Number: F/2002/7117

Location: 198, London Road, Wokingham.

Proposal: Proposed two storey rear extension to dwelling.

Applicant: Mr/Mrs Dowling C/O Greg Farrell.

Case Officer: Louise Smith

The new plans show the following: Plans to show consistency in roof design.
Drawing no: DOW:01 A.

For information only.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

FOR INFORMATION ONLY. 1970/0102

(RING ONE)

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

App. No. F/2002/7117 Date Rec. 27/8/2

Location: 198 London Road

Parish: Wokingham

Applicant: Mr / Mrs Dowling

Description of attached plans: Revised plans to show consistency in roof design

Drawing No's: DOW:01 A

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.

Landscape & Trees ☐
Urb. Design & Conservation ☐
Highways ☐
Dinton Pastures ☐
Environmental Health ☐

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: ~~[illegible]~~

Date for Responses

FURTHER ACTION

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

Redate Application ~~Y~~/N From:

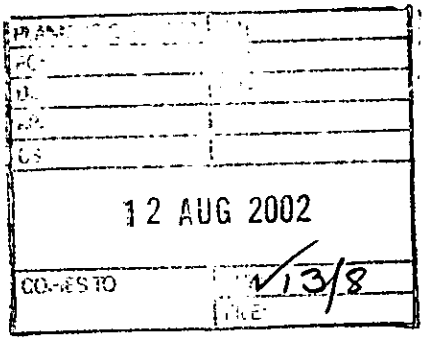
New Site Notice ~~Y~~/N

Revised Proposal Description:

CASE OFFICER LS.

Consultations Sent by Admin. on 03.09.02.

Yellow - Case Officer Copy
Green - Part One Copy



196 London Road
Wokingham
Berkshire
RG40 1SN

Dear Ms Smith,

I am writing to you with reference to the planning application at 198 London Road, Planning application number: F/2002/7117.

I have some concerns as to how builders, their equipment and materials would be transported to the site and where these materials would be stored during the building process and if you feel there would be any major disruption to me as the next-door neighbour. I would be grateful if you could inform me of the owner's intensions regarding these issues.

In addition could you give me an estimate of how long you would expect the works to carry on for and if there are any guidelines/restrictions on permitted hours of work?

I thank you in anticipation of your assistance.

Yours Sincerely

Keith Shute

OBS

PLANNING SERVICES	HPT
POL	TLS
DC LB	ENF
APP	
CS	
06 AUG 2002	
COPIES TO	ACK 07.08.02
	FILE:

Mrs Sandra Paine
200 London Road
Wokingham
Berks
RG40 1SN

August 5th 2002

Wokingham District Council
Planning Services
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Louise Smith

Re; Application No. F/2002/7117 – 198 London Road Wokingham

With reference to our meeting on Thursday 1st August, to discuss the proposed plans for the above application.

I feel as though I should write to you, and ask you to come and visit me and view the extension from my property As this proposal is going to block out a lot of the natural daylight and I already have small windows, you can appreciate my concern. I also feel that I will be so overlooked in my garden.

I look forward to hearing from you as soon as possible, as I note that the 21 days appealing time is coming to an end.

Please telephone me on home 0118 9775205 or work 0118 9780009.

Discussed SV.

Thank you for your help in advance

Yours sincerely S Paine

Sandra Paine (Mrs)

GREG Farrell
Building & Design Consultant
Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU
Tel & Fax: 0118 941 6249
Mobile: 07967 009862
Email: GJFarrell@AOL.com

59538
07 AUG 2002
COPIES TO
ACK:
FILE:

Wokingham District Council
Shute End
Wokingham
Berks
Planning Dept
FAO Louise Smith

Your Ref: F/2002/7117

5th August 2002

Dear Sir

Re: 198 London Road, Wokingham, Berks.

Further to your letter I confirm there will be no encroachment on any part of the structure either above or below ground. The Party Wall Act 1996 however does apply to this project and our clients have been informed accordingly.

Should you have any queries on this please give me a call.

Yours faithfully

Greg Farrell

Application Number : F/2002/7117	**Map No :** 76
Case Officer : LS	**Site Area :** 0 02
Valid Date : 15.7.02	**Received Date: 15/07/2002**

Level : Delegated Application

Description : Proposed two storey rear extension to dwelling.

Location : 198, London Road, , Wokingham.

Parish : WK **Ward : NOR** 23.7.02

Applicant : Mr/Mrs Dowling C/O Greg Farrell.

Fee Required: £110 **Fee Received: £110** (2)

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	encroachment ?	23.7.	
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 23-02-03

Building Control

Heritage (Harold Sanders)

Landscape

Trees

● Environmental Health

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

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

Proposed road improvement.....

No pre-apps attached.....

.....

.....

.....

.....

NEIGHBOURS

.....

.....

.....

Organisation_Name	Building_Name	address1	Postcode
		196LONDON ROADWOKINGHAM	RG401SN
		32MAYS ROADWOKINGHAM	RG401RW
		34MAYS ROADWOKINGHAM	RG401RW
		198LONDON ROADWOKINGHAM	RG401SN
		200LONDON ROADWOKINGHAM	RG401SN
	MERTON LODGE	MERTON LODGEBINFIELD ROADWOKINGHAM	RG401SL
		7CHETWODE CLOSEWOKINGHAM	RG402LL

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

Tel: (0118) 974 6463

Date: 23 July 2002

My ref: F/2002/7117

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M 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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/7117
198, London Road, , Wokingham.
Proposed two storey rear extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/7117**
198, London Road, , Wokingham.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor M Robertson

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

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

Tel: (0118) 974 6463

Date: 23 July 2002

My ref: F/2002/7117

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor P Edwards
30 Mays Road
Wokingham
RG40 1RW

Dear Councillor

Application Number: F/2002/7117
198, London Road, , Wokingham.
Proposed two storey rear extension to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Louise Smith** Application Number: **F/2002/7117**
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I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor P Edwards

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

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

Tel: (0118) 974 6463

Date: 23 July 2002

My ref: F/2002/7117

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor I Brown
12 Paice Green
Wokingham
RG40 1YN

Dear Councillor

Application Number: F/2002/7117
198, London Road, , Wokingham.
Proposed two storey rear extension to dwelling.

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

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/7117**
198, London Road, , Wokingham.
Proposed two storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor I Brown

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

Received by Wokingham District Council

Application No: F/2002/7117

Proposal:
Proposed two storey rear extension to dwelling.

Location:
198, London 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 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/2002/7117 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/08/2002. 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.

**Trevor Watson
Development Control Manager**

23 July 2002

7117

Environmental Services

For office use only.
Application number: 7117

Householder planning application form

15 JUL 2002

WOKINGHAM UNITARY
Aiming for Excellence

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	MR & MRS DAWKINS 198 WOKINGHAM ROAD WOKINGHAM
2	Agent's Name Address and postcode Phone number	Greg Farrell 43 Wendover Way Tilehurst Reading Berks RG30 4RU Tel & Fax 0118 941 6249 07967 009862
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.	AS APPLICANT
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY REAR 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.	BRICK & 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 2
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 Downs

Date 11/7/02

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

ADDRESS 196/198 LONDON ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 804	MISS F.M. SIMONDS	ALTERATIONS & IMPROVEMENTS	17.5.74	APP N/A
BR 1069	" "	Extensions & Alterations	9.7.74	App N/A
BR 20656 } 196	MR. A. DOWLING	SEMI-DET. HOUSE & GARAGES NOS.	25.5.83	APP N/A
19463 }	"	"	30.6.83	N/A CA

DATE OF COMPLETION

MINISTRY DECISION BR. 804 cancelled by W.D.C. 9.8.77

SPECIAL ORDERS

DRAINAGE