APPLICATION NO:
F/2001/4020

LOCATION:
3 Astley Close, Wokingham.

APPLICANT:
Mr & Mrs Connolly

PROPOSAL:
Proposed demolition of existing dwelling and erection of replacement dwelling.

EARLIEST DATE FOR DECISION: **15/06/2001**

APPLICATION WILL HAVE EXPIRED ON:
16/07/2001

CASE OFFICER: **Emy Circuit**

D2 440

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Connolly
19 Chaucer Way
Wokingham
Berkshire
RG41 3BG

Application Number: F/2001/4020

Parish: **WOKINGHAM**

Location: **3, Astley Close, Wokingham.**

Proposal: **Proposed demolition of existing dwelling and erection of replacement 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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed at first floor level or above in the side elevations of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The slab level of the buildings hereby permitted shall not vary from that of the existing building without prior written consent of the Local Planning Authority.

Condition
5. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. 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 overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

Condition
6. 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
7. No development shall take place until measures for protection of trees on and adjacent to the site have been submitted to and approved in writing by the Local Planning Authority. These measures should be in accordance with BS 5837 and should be put in place prior to commencement of work on the site and retained until work is complete.

Condition
8. 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. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Reason
5. To safeguard visual amenities.

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

Reason
7. To protect the trees, in the interests of visual amenity.

Reason

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

John Mitchell

John Mitchell
Development Control Manager
Date: 07/08/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant *is reminded that it relates to planning permission only and does not* constitute approval under any other legislation including Building Regulations.

EKE 48755

Mrs S Connolly
19 Chaucer Way
Wokingham
Berkshire
RG41 3BG

Wokingham District Council
Planning Services
P.O. Box 157
Shute End
Wokingham
Berks
RG40 1WR
For the attention of Emmy Circuit

Dear Ms Circuit

Application no. F/2--1/4020

3 Astley Close, Wokingham

As a condition to the above approved planning permission, we wish to confirm that adequate provision for the protection of trees on and adjacent to the site will be taken.

As the nearest tree to the house is at least 6 metres away, we do not envisage any necessity to disturb the ground immediately around the tree.

All mixing of concrete and storage of sand etc, will take place on the existing concrete base of either the demolished garage or existing driveway and the existing pathway between the trees and concrete base will be maintained and eventually separated by fencing.

One garage will remain standing for the duration of the build to act as storage for tools and every possible measure will be taken to ensure a clean site.

Yours sincerely

Sharon Connolly

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 3 October 2001
My ref: EXC/F/2001/4020
Your ref:

Mr and Mrs Connolly
19 Chaucer Way
Wokingham
Berkshire
RG41 3BG

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

Dear Mr and Mrs Connolly

SUBMISSION OF TILE TO COMPLY WITH CONDITION 2 OF PLANNING PERMISSION F/2001/4020, 3 ASTLEY CLOSE, WOKINGHAM

I write regarding tile sample received on 1 October and confirm that the Acme Century Plain Tile is considered acceptable under condition 2 of the above consent.

May I remind you that condition 7 requires submission of tree protection measures and I look forward to receiving details of these shortly. I you have any queries regarding this matter, please contact Emy Circuit on 0118 974 6479.

Yours sincerely

Mike Evans
Principal Enforcement Control Officer

Recd 1.30PM
1.10.01.

CLAY ACME CENTURY PLAIN TILE
FOR APPROVAL.

APP Nº F/2001/4020.

SITE ADDRESS
Nº 3 ASTLEY CLOSE
WOKINGHAM

CLIVE BURROWS

01189884803. Home

MOBIL [redacted]
07802 660028

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 20 September, 2001
My ref. AO/F/2001/4020

Mr Connolly
19 Chaucer Way
Wokingham
RG41 3BG

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

Dear Mr Connolly

PLANNING APPLICATION F/2001/4020
PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING AT 3 ASTLEY CLOSE, WOKINGHAM

I confirm the proposed Ibstock Parkhouse Artbury Red Multi stock bricks are acceptable for construction of the above development under condition 2 of the above consent.

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

AO

MRS A ODELL
Senior Planner

47680

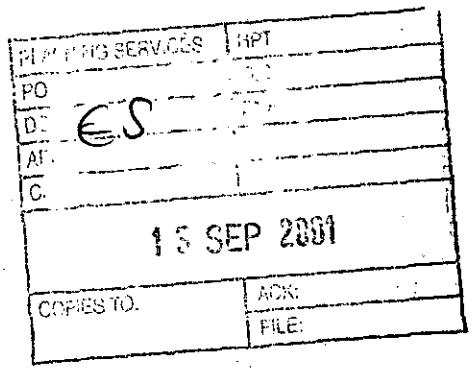
12/9/01
By hand ~~12/9/0~~
10.30am.

Emy

Brick samples: Ibstock Brick
(Given to Emy). Parkhouse Artbury
Red Stock Multi

for F/2001/4020 - 3 Astley Close, Wokingham.

- Martin Connolly
07802 660029
or 07802 66 00 28. (Clive).



PLANNING SERVICES	HPT
PO	
DC ES	
AP	
C	
15 SEP 2001	
COPIES TO.	ACK:
	FILE:

Mr and Mrs Connolly
19 Chaucer Way
Wokingham RG41 3BG

PLANNING SERVICES
F05636
POL
DC ES
APP
CS
11 JUL 2001
COPIES TO:
ACK:
FILE:

REPORT OF SURVEY OF 3 ASTLEY CLOSE, WOKINGHAM FOR BATS

Dr Paula R Cox BSc (Hons)., PhD., CIBiol., MIBiol., MIEEM.
Consultant Ecologist
102 Westwood Road, Tilehurst, Reading, Berkshire RG31 5PP

ADDITIONAL PLAN
4020

REPORT OF SURVEY OF 3 ASTLEY CLOSE, WOKINGHAM FOR BATS

CONTENTS

1.0 Background

2.0 Legislation

3.0 Biology

4.0 Bats in Buildings

5.0 Methodology

6.0 Results of Survey

6.1 Bungalow
6.2 Garages and workshop
6.3 Evening survey with a bat detector
6.4 Summary

7.0 Impact of Proposed Development on Bats

8.0 Summary and Conclusions

REPORT OF SURVEY OF 3 ASTLEY CLOSE, WOKINGHAM FOR BATS

1.0 Background

The owners of the bungalow propose to demolish the existing structure, built in the 1950s, and erect a two-storey dwelling house in its place. Following receipt of an application for Planning Permission, Wokingham District Council required that the building be inspected to establish if bats were present before the application could be considered. Mr and Mrs Connolly, the owners, therefore instructed Paula Cox, a licensed and experienced bat ecologist, to carry out the necessary work to comply with the requirement.

2.0 Legislation

Bats and their roosts are protected by the *Wildlife and Countryside Act 1981* and subsequent Amendments and the *Habitat & Species Directive (92/43/EC)* enacted in the UK by the *Conservation (Natural Habitats,&c.) Regulations 1994*. Under the provision of the 1981 Act it is an offence to intentionally kill or injure any wild bat. It is an offence to 'intentionally destroy, damage or obstruct access to any shelter (roost) used by a bat, or to disturb a bat using such a place'.

3.0 Biology

All British bats are insectivorous and rely for feeding mainly on habitats that can provide a large biomass of insects, such as woodland, wetland and unimproved pasture. Most bats are colonial and roost in trees, buildings, caves, mines and other structures. Bats regularly roost in urban areas and will travel some distance to reach suitable foraging areas, favouring linear features such as hedgerows, wooded embankments, rivers and canals. Bats are nocturnal, using echolocation to navigate and find prey and may travel several kilometres in one night. In June female bats congregate at a nursery roost to give birth, and often remain faithful to a particular building or tree for many years. Bats are unable to excavate holes in trees, and opportunistically use old woodpecker holes or splits left by storm damage. In buildings, a small gap between bricks, tiles or in woodwork may allow access to a cavity within. Once the young are weaned, the adult females and juveniles leave the nursery roost. In autumn, mating roosts are set up by male bats for females to visit.

Bats hibernate to conserve energy during the winter months when insects are in short supply. Hibernacula are usually in caves, buildings or hollow trees where a constant low temperature and high relative humidity can be guaranteed. In spring, bats emerge and may move from roost to roost and gather in small groups.

4.0 Bats in buildings

Most British bats are found in buildings and man-made structures for part of the year, with different species having individual preferences for habitat type. Daubenton's bats

are frequently found roosting in bridges; long-eared and lesser horseshoe bats show a marked preference for older buildings, while pipistrelles are commonly found in modern buildings.

In houses gable ends and chimneys are often roosting points for pipistrelles and serotines, with nursery roosts of pipistrelles are frequently located between the tiles and underfelting of roofs, or behind fascia boards or hanging tiles. Long-eared bats can be found anywhere along the roof ridge, often visible from the inside of the loft or barn. It is estimated that bats could occupy a fifth of churches and chapels in England, and single males and breeding females often use barns on farms with good feeding areas.

Therefore if any buildings are to be demolished, or are to be subjected to renovation works, they should be surveyed by an experienced ecologist for the presence of bats prior to works being carried out.

5.0 Methodology

A full survey of the bungalow, two garages and an associated workshop was carried out on the evening of 8 July 2001. The exteriors were checked for droppings, on ledges, pipes etc where droppings could lie undisturbed. The buildings were scanned for potential access points such as gaps in the fabric, loose ridge tiles or raised chimney flashing. The inside of the bungalow loft was examined for the actual presence of bats, and also for signs such as droppings in cobwebs, on the floor or chimney breast, or staining caused by urine, faeces or fur rubbing. Just before emergence a colony of bats make a considerable amount of noise - scrabbling and audible squeaking - and this was listened for. The underside of the pitched roof of one garage was examined and the floor and interior windowsills of it and the adjoining workshop checked. The second garage was flat roofed with no access to the interior for bats.

June and July are ideal months for carrying out surveys as female bats are congregated at their nursery roosts, flying out at dusk to forage. An evening survey with a Bat Box 111 ultrasonic bat detector was carried out on the same evening between 21.30 and 22.10.

6.0 Results of survey

6.1 Bungalow

This was a brick built single storey building with foam-filled cavity walls. The roof was tiled with no loose tiles and ridge intact. There was no loose flashing around the two chimneys to allow bat access. The gutters were of UPVC, fitting flush with the pitched roof with no visible gaps. There were no droppings on any of the windowsills or on the glass roof of the conservatory at the rear of the house. Facing tiles and wood cladding were absent and the buildings were roughly aligned north-west/south-east.

The loft area was accessed via a ladder and was partially boarded over. Fibreglass insulation was present and there was underfelting behind the rafters, with a few gaps in places. An empty water tank was checked but no bats or droppings were present. No bats or droppings were present on the rafters, purlins or tie beams or on the chimneybreast, which was cobwebbed. Several small wasp nests were present, but no evidence of birds nesting. There was no sound of bats in the loft interior at the time of survey, between 21.15 and 21.30.

6.2 Garages and workshop

The garage nearest the house was brick built with a pitched, tiled roof and had a workshop attached. The underfelting and rafters were visible from the inside, partially cobwebbed, and no bats or evidence of their presence was found. The workshop ceiling was hardboarded. The exterior was intact with no visible gaps to allow bat access and no droppings were present on exterior sills and walls.

The second garage was flat roofed with no visible bat access points and no droppings on the windowsills.

6.3 Evening survey with a bat detector

The weather was warm and dry, with plenty of insects on the wing. The first bat was recorded at 21.46, a pipistrelle patrolling along the trees between the garden of the property and the adjoining Windmill Lake. The bat was travelling from the direction of houses to the south. Several other pipistrelle passes were noted during the 40 minutes of observation. No bats were seen emerging from the bungalow or the outbuildings.

6.4 Summary

No bats were found in the bungalow or the garages and workshop examined and none had any signs of the presence of bats. No bats were seen emerging from any of the buildings.

7.0 Impacts of proposed development on bats

As no evidence of the presence of bats was found in the bungalow or garages scheduled for demolition there will be no adverse impact on individual bats or local bat populations if Planning Permission is granted.

8.0 Summary and conclusions

The bungalow and two garages, one with a workshop, at 3 Astley Close were examined for signs of the presence of bats. No bats or evidence of their presence were found, and therefore removal of the existing buildings will not have any adverse effects on bat populations in the area.

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 28 November 2001
My ref: EXC/F/2001/4020/7
Your ref:

Mr and Mrs Connolly
19 Chaucer Way
Wokingham
Berkshire
RG41 3BG

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

Dear Mr and Mrs Connolly

SUBMISSION OF DETAILS OF TREE PROTECTION MEASURES TO COMPLY WITH CONDITION 7 OF PLANNING PERMISSION F/2001/4020, DEMOLITION OF EXISTING DWELLING AND ERECTION OF DETACHED DWELLING AT 3 ASTLEY CLOSE, WOKINGHAM

I write in response to your letter, received on 16 October, regarding tree protection measures to comply with condition 7 of the above planning permission and am pleased to confirm that the measures proposed are considered acceptable.

If you have any queries regarding this matter, please contact Emy Circuit on 0118 974 6479.

Yours sincerely

M L Thorp,
Principal Development Control Officer

Applicationo	Name & Address
F/2001/4020	Mr & Mrs Burt 180 Old Woosehill Lane Wokingham Berkshire RG11 2UL
Application approved	Letter sent: 09/08/01

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/4020

Applicant : Mr & Mrs Connolly .

Location : 3, Astley Close, , Wokingham.
Proposal : Proposed demolition of existing dwelling and erection of replacement dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		15 June 2001

Date of Neighbour Notifications : .....

Date of Site Visit : 15 June 2001

Date Registered : 21/05/2001

Earliest Date for Decision : 15/06/2001

Latest Consultation Date/Site Notice Expiry Date : 15/06/2001

This application will have expired on: 16/07/2001. 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 - parking layout

Countryside - bats — survey ok.

Neighbours - one looking at 180 Old Wokefield Lane.

Environmental Health - no objection.

Planning Issues :

Identified Settlement

F/2001/4020
3 Astley Close, Wokingham

History: Astley Close is a development of four dwellings, all of which were originally bungalows, within the Identified Settlement of Wokingham. No 2 has been converted to a chalet style dwelling and earlier this year planning permission was granted for a similar conversion at No 3 (F/2001/3140). The plans and elevations of the proposed development very similar to that previously approved except that the existing dwelling is to be demolished and reconstructed rather than extended (the applicant has indicated that this is for structural reasons) and the depth of the rear 'extension' would be increased by 0.5 metres.

The site has been resurveyed and it was found that there were discrepancies in the dimensions of the existing building - the shorter flank wall is not so long as was originally indicated. For clarity revised plans have been submitted.

Appraisal: The principal of the development has been established by the previous approval and the increase in the depth of the extension would not have a significant impact with respect to the impact on the living conditions of neighbouring residents or the character of the area.

As the proposal now involves demolition of the existing dwelling a bat survey was required – this has been provided – there are no bats present in the building.

Neighbours at 180 Old Woosehill Lane are concerned about overlooking but the distance between the two properties is considered sufficient to prevent an unacceptable reduction in privacy.

The previous consent was subject to conditions requiring the existing garages to be retained for vehicle parking. The plan submitted on 11 July indicates that the existing garages are to be removed and the area would be hard surfaced - this would leave sufficient parking for three cars.

Recommendation: conditional approval

Application Number F/2001/4020
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C001	R001	(5yrs)
02	C012	R012	(sub mats)
03	C044	R044	~~in the side elevations~~
			at first-floor level or above in the side elevations
04		R100	The slab level of the buildings hereby permitted shall not vary from that of the existing building without prior written consent of the LPA.
05	C050	R050	(underground services)
06	C070	R070	(hrs of construction)
07			No development shall take place until measures for protection of trees on and adjacent to the site have been submitted to and approved in writing by the LPA. These measures should be in accordance with BS 5837 and should be put in place prior to commencement of work on the site and retained until work is complete.
		reason	To protect the trees, in the interests of visual amenity.
08	C122	R122	[illegible]
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES:			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES:			
MINERALS LOCAL PLAN POLICIES:			

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

Date: 26/7/01

Notwithstanding the details shown on the approved drawings, a parking, turning and garaging scheme for 3 vehicles shall be submitted to and approved in writing by the LPA prior to the commencement of work on the site. Parking spaces shall be a minimum of 4.8 x 2.4m, or garages 5.5 x 2.4 metres in front of a garage. The approved details shall be implimented prior to the occupation of the approved development & be retained thereafter + last sentence of C120

Reason R120

RECORD OF SITE VISIT

SITE ADDRESS: 3 Astley Close Wokingham.

APPLICATION NUMBER: F/2001/4020

OFFICER: Emy Circuit

DATE OF SITE VISIT: 15 June 2001

1 SITE/STATUTORY NOTICE DISPLAYED ? front window

2. DESCRIPTION OF SURROUNDINGS

cul-de-sac of 4 3x bungalows + No 2 has chalet conversion similar to proposed.

3. DESCRIPTION OF SITE/BUILDING

s/cr dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

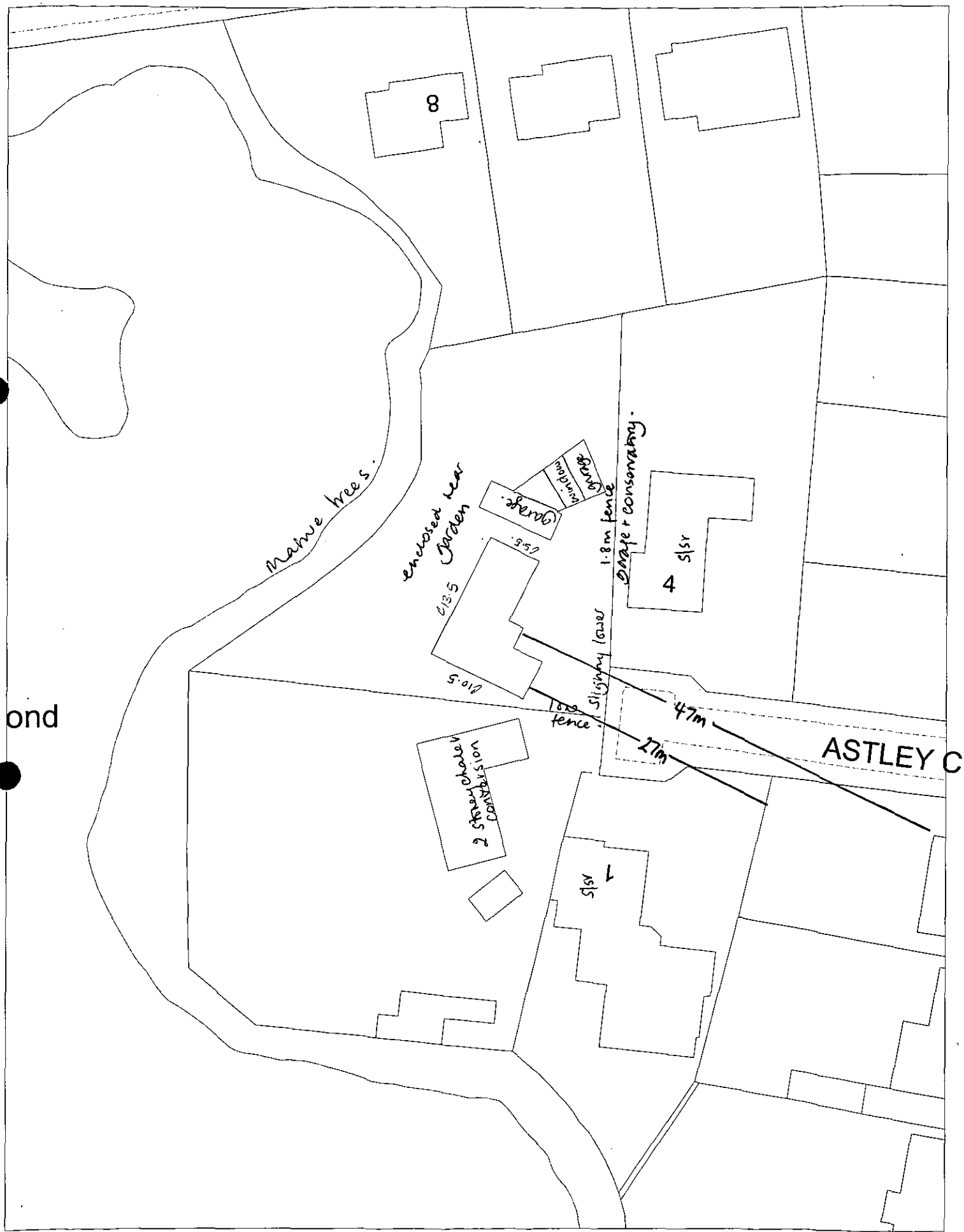
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



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.

29 May 2001

Scale: 1 : 500

N W E S

Tel: (0118) 974 6479

Date: 26 July 2001

My ref: F/2001/4020

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

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

Dear Councillor

Application Number: F/2001/4020
3, Astley Close, , Wokingham.
Proposed demolition of existing dwelling and erection of replacement dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 6 August 2001

Yours faithfully

for John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/4020**
3, Astley Close, , Wokingham.
Proposed demolition of existing dwelling and erection of replacement dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Marinos

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6479

Date: 26 July 2001

My ref: F/2001/4020

CONFIDENTIAL

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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/2001/4020
3, Astley Close, , Wokingham.
Proposed demolition of existing dwelling and erection of replacement dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 6 August 2001

Yours faithfully

for John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/4020**
3, Astley Close, , Wokingham.
Proposed demolition of existing dwelling and erection of replacement dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Morgan

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6479

Date: 26 July 2001

My ref: F/2001/4020

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

CONFIDENTIAL

Councillor C Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Dear Councillor

Application Number: F/2001/4020
3, Astley Close, , Wokingham.
Proposed demolition of existing dwelling and erection of replacement dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 6 August 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/4020**
3, Astley Close, , Wokingham.
Proposed demolition of existing dwelling and erection of replacement dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C Hudson

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Rec'd 3:10pm 23701

Mr M. Thorpe.
W.D.C.
Planning Dept.

MLT

23rd July 2001.

PLANNING SERVICES	HPT 4601-5
POL	TLS
DC EC	ENF
APP	
CS	
24 JUL 2001	
COPIES TO:	ACK:
	FILE:

F/2001/4020

Dear Mr Thorpe

3, Astley Close, Wokingham Berks.

Firstly please excuse the handwritten letter, done for speed, and thank you for seeing me at your offices the other day.

Please find enclosed two amended copies of the drawing as we discussed.

Please also note:-

(i) I have revisited the property and checked the dimensions. They are as indicated on the original drawing. The front and rear dimensions vary slightly. However, as this is a new build I have omitted the front dimension so that the new property can be built square.

(ii) The rear extensions have been altered to represent the dimensions, as we agreed.

(iii) I have included the front corner as a setting out point so that the new property will be in the same location as the existing.

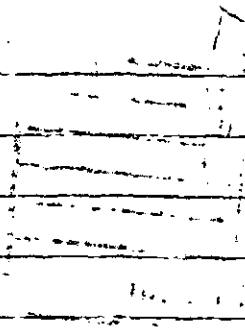
(iv) The dimensions are the governing factor for the size of the rebuild.

I hope the enclosed is now satisfactory and that permission can, hopefully, be granted without any further delay.

Yours sincerely

Alan Dow

(ALAN DOW)
9787930



Emy Circuit

From: Andy Glencross
Sent: 23 July 2001 15:34
To: Emy Circuit
Subject: Planning Application F/2001/4020 3 Astley Close Wokingham (Bats)

Hi Emy

Having read the Bat Survey for 3 Astley Close by Dr Paula Cox, I am satisfied that there are no ecological reasons to object to this application.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

Date: 16 July 2001

To: Case Officer

We have received Additional Information for the following planning application:

Application Number: F/2001/4020

Location: 3, Astley Close, Wokingham.

Proposal: Proposed demolition of existing dwelling and erection of replacement dwelling.

Applicant: Mr & Mrs Connolly.

Case Officer: Emy Circuit

The new plans show the following: Bat survey and parking plan.

Comments are required by 26/07/2001.

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. P/2001/4020 (Planaps) / (Ludhouse) Date Rec. 11/7/01

Location: 3 Ashley Close

Parish Wolvipham

Applicant: Mr and Mrs Connolly

Description of attached plans Bat survey & parking plan

Drawing No's: /

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Countryside Officer (Andy Glencross)

		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 10 days

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER EXL

Consultations Sent by Admin. on 16.07.PS

Yellow - Part One Copy
Green - Officer's Copy

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 3 July 2001
My ref: EXC/F/2000/4020
Your ref:

Mr and Mrs Connolly
19 Chaucer Way
Wokingham
Berkshire
RG41 3BG

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 and Mrs Connolly

PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING AT 3 ASTLEY CLOSE, WOKINGHAM

With regard to the above planning application, although it is to all intents and purposes identical to the previously approved scheme, the Countryside Officer (Biodiversity) has advised that a bat survey, by a licensed bat worker, will be required before the application can be determined. Bats are a legally protected species and because the property would be demolished rather than altered, in accordance with Department of Environment, Food and Rural Affairs regulations, a survey is required.

The Countryside Officer, Andy Glencross will be able to provide details of trained and licensed bat workers. He is based at Dinton Pastures Country Park and can be contacted on 0118 934 2016.

We spoke previously about parking provision and I would like to clarify whether you are intending to retain the existing garages or not. Please contact me on 0118 974 6479 to discuss this.

Yours sincerely

Emy Circuit,
Planning Assistant, Development Control

MR & MRS L J BURT
180 OLD WOOSEHILL LANE
WOKINGHAM
BERKS
RG41 3HQ
TEL 0118-9781284

OBS Emy

12th June, 2001

Dear M/s Circuit,

Appln. No. F/2001/4020
5 Astley Close

14 JUN 2001

This application consists of proposed demolition of existing dwelling (3 bed bungalow) and erection of replacement dwelling (2 storey house -4 bedrooms and additional ancillary rooms).

When built, (circa 1950), Astley Close (cul-de-sac) was a small development of four detached bungalows which had an attractive aesthetic appeal. Unfortunately a few years ago, the owner of No.2 applied for an extension (which was granted) which destroyed the pleasant vista of the Close and extended the bungalow (upwards) which we considered a blot on the landscape and out of keeping with the neighbourhood. This development overlooks our rear garden and impinges upon our privacy.

It is difficult to see how a two storey house will blend with the adjacent bungalows in Astley Close and Old Woosehill Lane.

Whilst it can be said that a precedent has already been set by the unfortunate extension by the owner of No.2, nevertheless it would be detrimental if the original attractiveness and character of the Close were to be further spoilt by a building which would be completely out of keeping within the Close.

The replacement of the bungalow by a two storey house and increasing the height of the building is excessive and an overdevelopment of the site. We therefore wish to object to the planning application.

PT.O.

The following practical considerations should be borne in mind.

Astley Close is a minor, narrow road (approx 13' 6") to the four dwellings and the width and surface of the road is unsuitable for heavy equipment and lorries, e.g. road surface likely to break up.
Heavy lorries are likely to cause excessive vibration to the dwellings on either side (corner) of Astley Close.
In addition the proposed demolition of the present property will cause noise, disturbance and pollution to neighbouring properties.
There is no suitable area in Astley Close where lorries can turn and the reversing lorries will add to the general disturbance and inconvenience which other occupiers will be forced to endure.

These further matters substantiate our objection to the proposed application.

Please advise us of the Committee's decision.

Yours faithfully,

L.J. & E.D. Burt

M/s Emy Circuit,
Environ. Services Dept,
Planning Services,
Shute End,
Wokingham.

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 6 June 2001

Location:	3 Astley Close, Wokingham
Proposal:	Proposed demolition of existing dwelling and erection of replacement dwelling.
Application Number:	F/2001/4020

In response to your consultation dated 23 May 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals. There are a number of trees within the rear garden of the property, which are of a reasonable size. The proposed construction of the dwelling will have little impact on these trees as it will be built on the same footprint of the existing dwelling. Those trees shown to be retained will need to be protected during the construction period by fencing at the distances stated in BS 5837.

Catherine Brimble

Catherine Brimble
Landscape Architect

**35

Emy Circuit

From: Andy Glencross
Sent: 04 June 2001 12:40
To: Emy Circuit
Subject: Planning Application F/2001/4020 3 Astley Close

Hi Emy

My comments on the above application are as follows.

Demolition of existing building
All buildings have potential to act as roost sites for bats which are legally protected species. Consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application.**It is essential that we have this information before any permission can be granted.**

I hope this is of help to you.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 23 May 2001

Application Number: F/2001/4020

Proposal: Proposed demolition of existing dwelling and erection of replacement dwelling.

Parish: WOKINGHAM TOWN

Site Address:
3, Astley Close, , Wokingham.

Applicant:
Mr & Mrs Connolly .

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.

If the garages cannot currently be used for parking then highways request a revised plan from the applicant showing parking for 3 vehicles within the curtilage of the property.
Spaces are to be 4.8m x 2.4m (minimum).
Internal dimensions of garage to be 5.0m x 2.5m (min)
Any space in front of a garage to be 5.5m x 2.4m (min).
Please also include the point of access and extent of the driveway

Signed: _____ **Print name:** Adam Coggins 24/05/01

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Emy Circuit
Development Control

Your Ref:

Date. May 29, 2001

PROPOSED: ERECTION OF DWELLING IN FOOTPRINT OF EXISTING

LOCATION: 3 ASTLEY CLOSE, WOKLINGHAM

These proposals have been evaluated and I have no environmental health objections to the application.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

PLANNING SERVICES	HPT
POL	TLS
DC ES	ENF
APP	
CS	
31 MAY 2001	
COPIES TO:	ACK:
	FILE:

Received by Wokingham District Council

Application No: F/2001/4020

Proposal:
Proposed demolition of existing dwelling and erection of replacement dwelling.

Location:
3, Astley 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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/06/2001. 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

23 May 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~08 MAY 2001~~ Valid 21 MAY 2001	Map No. 68A Site 010
Officer: EDC | Application No. F | 2001 | 4020	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED DEMOLITION OF EXISTING DWELLING AND ERECTION OF REPLACEMENT DWELLING

Location: 3 ASTLEY CLOSE

Parish: WOKINGHAM Ward: Evendons
23.5.01 JB.

Applicant: MR | MRS CONNOLLY

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section (11) 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			21 MAY 2001
4	Correct S 66 certificate	NONE	S66 search 17/5	
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....
Dinton Pastures (A Glencross) - Adj to wildlife Heritage site.

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

No Pre - Apps.

NEIGHBOURS:

Site notice & see map for neighbour notices



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 2001 Scale: 1 : 1250

N
W E
S

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

21.MAY2001* 4020

04.05.01

Dear Sir

3 Astley Close, Wokingham, Berks

Please find enclosed my application for Town Planning Permission for the above premises.

In this case it is felt that an explanation of the application would be of assistance.

At present a bungalow exists on the site and planning permission was granted in April For an additional storey and extensions. (your reference F/2001/3410)

Having now considered the structural implications and preparation of drawings for Building Regulation approval, it was felt that the foundations should be strengthened by underpinning.

Alternatively, it may prove more economical to demolish the existing property and rebuild it.

I understand that if I take this option Planning Permission will be required, hence this application.

I would stress that it is intended to construct the new property on the same footprint as that which at present exists.

Finally please note that on checking the dimensions for Building Regulation drawings the flank wall was found to be slightly shorter than indicated on the original planning drawing.

In order to achieve the same first floor layout the rear extension has been slightly increased.

Please note that the overall depth of the property remains the same.

I hope the above is of assistance when considering this application.

Your faithfully

M Connolly

Martyn Connolly
19 Chaucer Way
Wokingham
Berks
RG41 3BG

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

21 MAY 2001* 4020

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . ●

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application; was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	*Address at which notice was served*	*Date on which notice was served*

Signed . . S.P. Connolly . . . . . .

On behalf of . . . . . .

Date . . 21-5-01 . . . . . .

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

1509/ab

PLANNING APPLICATION PART 1

21.MAY2001* 4020

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MR & MRS M CONNOLLY
	ADDRESS	19 CHAUCER WAY
		WOKINGHAM
	POST CODE	BERKS RG41 3BG Tel No. 0118 989 2919
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	
	ADDRESS	N/A.
	POST CODE	Tel No.
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	3 ASTLEY CLOSE
		WOKINGHAM BERKS
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.122 Hectares
5. Give brief details of the proposal	ABOUT THE APPLICATION	DEMOLISH EXISTING BUNGALOW
		REBUILD TWO STOREY HOUSE ON SAME
		FOOTPRINT WITH EXTENSIONS
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1250 1:2500 Location Plan	✓	50 1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	✓
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	✓
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

ROOF TILES & BRICKWORK TO MATCH EXISTING BUILDING & ADJOINING PROPERTIES.

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

~~YES~~ / NO

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

~~YES~~ / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	(4)	2 STOREY HOUSE
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		3 BED. BUNGALOW
	NET CHANGE	GAIN 1 BEDROOM

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

~~YES~~ / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 190 =00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

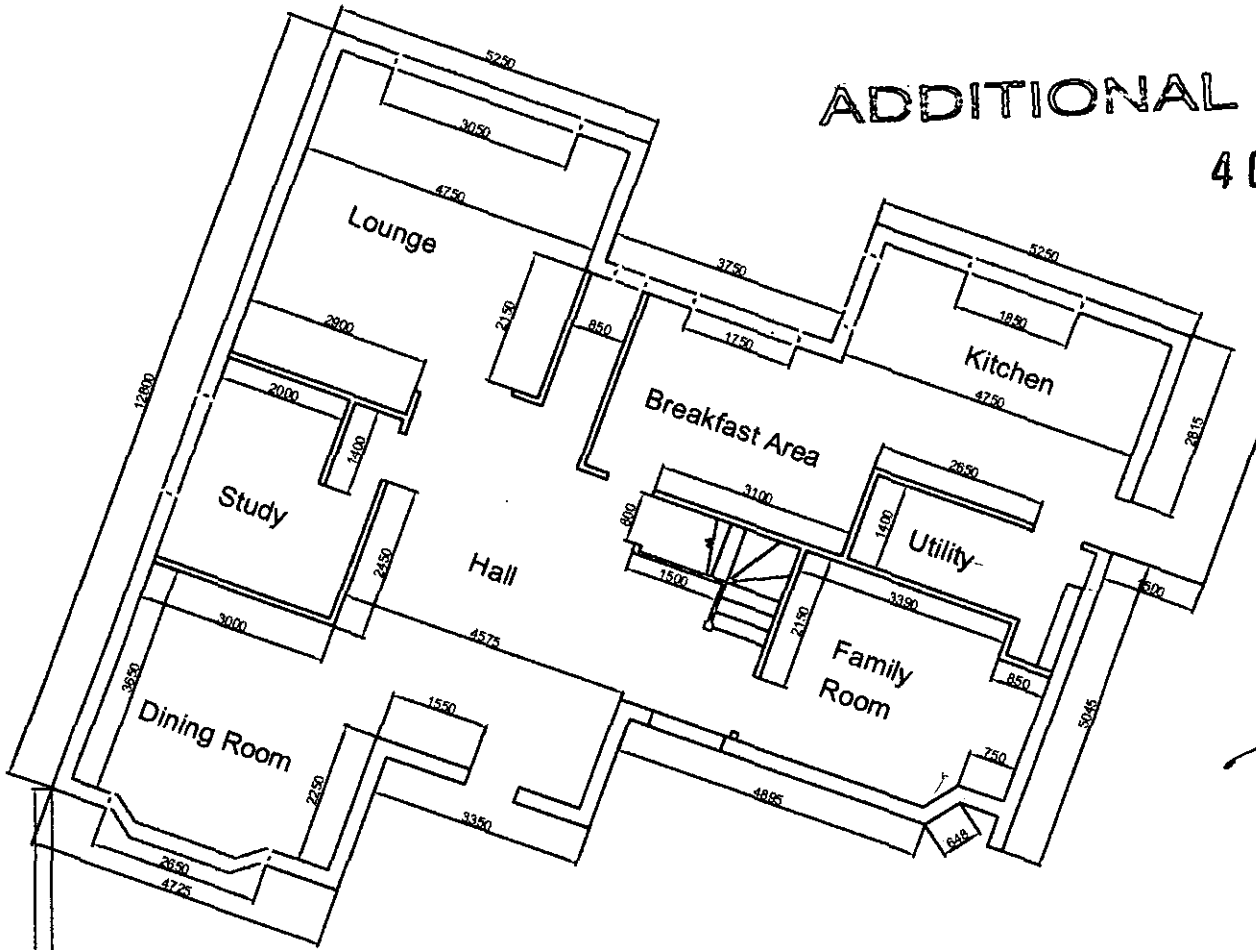
SIGNED [signature] ON BEHALF OF [ ] DATE 4-5-2006.

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

ADDITIONAL PLAN

4020

PLANNING SERVICES	HPT 45636
PDL	TLS
DC ES	ENF
APP	
CS	
11 JUL 2001	
COPIES TO:	ACK:
	FILE:



Garages / Workshop to be removed.

APPROVED

Frontage to be Hard serviaced

Scale : 1 : 120

PLANNING SERVICES	HPT
PDL	TLS
DC	ENF
APP	
CS	
12 JUL 2001	
COPIES TO:	ACK:
	FILE:

3 Ashley Close