[redacted]

SYSTEMS LTD

APPLICATION NO:
F/2000/2877

LOCATION:
40 Old Bath Road, Sonning Reading.

APPLICANT:
Mr P Stevenson

PROPOSAL:
Proposed erection of detached double garage and demolition of existing garage.

EARLIEST DATE FOR DECISION: **28/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 17/01/2001

CASE OFFICER: **Helen Pollock**

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Stevenson
40, Old Bath Road
Sonning
Reading
RG4 6GA

Application Number: F/2000/2877

Parish: **SONNING**

Location: **40, Old Bath Road, Sonning, Reading.**

Proposal: **Proposed erection of detached double garage and demolition of existing garage.**

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. 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.

Condition

4. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

Reason

4. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason

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

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 Policy EN1.

Loddon Area Local Plan Policies LTV1, LBE2 and LBE1.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 16/01/2001

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.

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2877	HP
BUILDING CONTROL NUMBER.	BN2001/1046	NCK
APPLICANT/~~AGENT~~	Mr P. Stevenson	
ADDRESS OF SITE	Arosa. 40 old Bath Road SONNING	
DESCRIPTION OF PROPOSED WORK	replacement garage (detached double garage)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	recd 3/11/01	✓ recd 22/11/00
ELEVATIONS	— " —	— " —
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC.NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	22/1/01	

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	

WORK SHEET FOR : Helen Pollock

Application Number : F/2000/2877

Applicant : Mr P Stevenson .

Location : 40, Old Bath Road, Sonning, Reading.
Proposal : Proposed erection of detached double garage and demolition of existing garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		03/01/01

Date of Neighbour Notifications : .....

Date of Site Visit : 03/01/01.

Date Registered : 22/11/2000

Earliest Date for Decision : 28/12/2000

Latest Consultation Date/Site Notice Expiry Date : 28/12/2000

This application <u>will have expired on</u>: <u>17/01/2001.</u> 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: C/A
Trees : 'No objection' Planting should be carried out to soften garage to street scene.
P.C: 'no objection' but requests conds. to protect hedge + trees next to garage.

Planning Issues :

1) Impact upon the street scene.
2) Impact upon neighbouring properties.

Application Number F/2000/2877
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	
4	C153	R153	
5	C049	R049	Garage for veh. storage

Application Number: F/2000/2798

Appraisal:

The proposed development is for the erection of a detached double garage and demolition of the existing garage. It would be 6m x 6m square, and have a pitched roof, 2.1m to the eaves and 4.3m to the ridge (the same height as previously approved on application No.99/69833/F).

The property is detached, with a 1.8m fence along its boundary with the A4 and extensive hedging along its boundary with Old Bath Road (which is to be maintained and extended to screen the garage from the road).

1) Impact upon neighbouring properties

It is not considered that there would be any adverse effects upon neighbouring properties as the garage is single storey and set well away from any other property.

2) Impact upon the character of the streetscene.

The garage would not be visible from the A4 and would be well screened from Old Bath Road by planting; the materials used would match those of the existing dwelling. It is therefore considered that there would be no adverse effects upon the character of the street scene.

Approval: ✓ ~~**Refusal:**~~

RECORD OF SITE VISIT

SITE ADDRESS: 40 Old Bath Road
Sonning Reading.

APPLICATION NUMBER: F/2000/2877

OFFICER: Helen Pollock

DATE OF SITE VISIT: 03/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on tree in front garden

2. DESCRIPTION OF SURROUNDINGS Residential, large detached dwellings in large plots.

3. DESCRIPTION OF SITE/BUILDING large older detached dwelling on corner plot.

4. RELATIONSHIP TO ADJOINING PROPERTIES N/A.

5. SITE CONSTRAINTS

TREES Dead stump to be removed. new hedging to be planted

ACCESS/PARKING garage + 3-4 on drive.

LEVELS N/A.

BOUNDARY TREATMENT 1.8m fence facing A4. existing hedging around corner.

OTHERS

look @ previous apps!!

Received by Wokingham District Council

Application No: F/2000/2877

Proposal:
Proposed erection of detached double garage and demolition of existing garage.

Location:
40, Old Bath Road, Sonning, Reading.

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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/12/2000. 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

04 December 2000

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

Tel: 0118 974 6480

Date: **04 December 2000**

My ref: F/2000/2877

CONFIDENTIAL

Councillor Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

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/2000/2877
40, Old Bath Road, Sonning, Reading.
Proposed erection of detached double garage and demolition of existing garage.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2877**
40, Old Bath Road, Sonning, Reading.
Proposed erection of detached double garage and demolition of existing garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rose

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

01189 697753

SERVICES | HPT
TLS 38172
ENF
DC
APP
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HP
2000
ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2000/2877

Officer HELEN POLLACK

Parish SONNING.

Proposal ERECTION OF DETACHED DOUBLE GARAGE & DEMOLITION OF EXISTING GARAGE.

Address 40 OLD BATH ROAD.

Applicant MR P C STEVENSON.

The Parish Council has the following comments.

1. There are no objections to this application in principle.

2. There are concerns however regarding the proximity of the proposed garage to the established hedge surrounding the property, which offers a high degree of screening and includes several mature trees This is a feature of the property that the Council is anxious to see maintained.

3. If Wokingham District Council is of a mind to grant this application then the permission should include strong conditions to ensure that the hedge and trees are protected when the foundations for the garage are dug out.

L. A. Bates (Clerk to the Council). 19 DECEMBER 2000

Helen Pollock

From: Helen Pollock
Sent: 20 December 2000 12:05
To: 'Nigel Rose'
Subject: RE: F/2000/2877

Dear Councillor Rose,

Sorry for the delay in replying to your enquiry. Following discussion with Adam Coggins from the highway section I am able to confirm that the proposed development would not effect any future development of the Sonning Lane/A4/Warren Road junction.

Should you require any further information please contact me again.

Regards,

Helen Pollock

-----Original Message-----
From: Nigel Rose [SMTP:Nigel.Rose@ukgateway.net]
Sent: 16 December 2000 16:37
To: helen.pollock@wokingham.gov.uk
Cc: John R Mitchell; tom.callaghan@wokingham.gov.uk
Subject: F/2000/2877

Helen,

Could you please confirm that this proposal will not prevent any future development of the Sonning Lane/A4/Warren Road junction (e.g. roundabout, traffic lights) in terms of site lines, etc? This junction is becoming more and more dangerous due to poor driver behaviour and sooner or later something will have to be done with its layout.
Thanks,

Kind regards,

Nigel Rose

The information in this e-mail is confidential and may be legally privileged. It is intended solely for the addressee. Unless expressly authorised in writing, disclosure, copying, distribution and/or retention, in part or in whole, of this e-mail is prohibited and may be unlawful.

Nigel Rose cannot guarantee that any files attached to this e-mail are free from viruses or any other program code that may be harmful to your computer and, as such, is not liable for any damage that may be caused as a result.

Please delete this e-mail if it is not intended for you.

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 04 December 2000

Application Number: F/2000/2877

Proposal: Proposed erection of detached double garage and demolition of existing garage.

Parish: SONNING PARISH

Site Address:
40, Old Bath Road, Sonning, Reading.

Applicant:
Mr P Stevenson .

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).

C12, R12.

Comment

Conditions as above after confirmation that the proposed development does not coincide with any improvement line for the Sonning Lane/ A4 / Warren Road junction. 20/12/00 .

Signed: _____ **Print name:** Adam Coggins 5/12/00

TO: **DEVELOPMENT CONTROL**
Helen Pollock

FROM: Environmental Design

DATE: 19th December 2000

Location: 40, Old Bath Road, Sonning.

Proposal: Erection of detached double garage and demolition of existing garage.

Application Number: F/2000/2877

In response to your consultation dated 4th December 2000 for the above application, the arboricultural comments are as follows:

The mature Beech tree that was growing next to the existing garage is in the process of being felled. Therefore there are no implications for existing trees. Planting should be carried out to soften the impact of the garage on the street scene.

Neil Etherington
Senior Arboriculturist

To:
Neil Etherington
Senior Arboricultural Officer

From: Helen Pollock

Date: 04 December 2000 05 DEC 2000

Application Number: F/2000/2877

Proposal: Proposed erection of detached double garage and demolition of existing garage..

Site Address:
40, Old Bath Road, Sonning, Reading.

Applicant:
Mr P Stevenson .

Your observations are required in respect of this application within **7 days** of the above date.

Mature Beech next to existing garage has been topped prior to Felling.

Landscape planting between garage and road required

R 19/12

Environmental Services

For office use only.
Application number: 22.NOV.2006* 2877

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	PAUL STEVENSON
	Address and postcode	AROSA. 40. OLD BATH RD. SONNING. READING. BERKS RG4 6QA
	Phone number	HOME 01189693631 MOB 07971364796
2	Agent's Name	
	Address and postcode	
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	PLANS ATTACHED 40 Old Bath Rd
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY GARAGE. (AS EXISTING DOUBLE GARAGE TO BE DEMOLISHED AND RE-SITED)
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.	RENDERED FINISH AS EXISTING ROSEMARY ROOF TILES AS EXISTING. ALL MATCH EXISTING HOUSE
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 ☒

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: 21/11/00

on behalf of

40, Old Bath Road,
Sonning,
Reading,
Berkshire,
RG4 6GA

22.NOV.2000* 2877

Mr Mike Thorpe,
Environmental Services Department,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

Dear Mr Thorpe,

Reference: Previously passed full plans FP/99/8915

Please find enclosed new planning application for garage at the above mentioned address. It is not now our intention to build the garage that was passed in the original application referenced above. In our opinion this building would have been too large and in the wrong position to compliment the main dwelling.

The new application provides for the demolition of the existing garage and re-siting of the identical style in a position adjacent to the existing. I have also increased the size of the building to fall in line with the required minimum. The decision to place the new building in the position shown followed an instruction from the Wokingham District Tree Officer that the beech tree in situation was diseased and unsafe therefore requiring removal. This now allows room for the re-erection of the existing style garage in a favourable position to that already passed. The new position is not overlooked by any other property, and is much further away from the A4 Bath Road, which was an original concern for your Planning Officer. It is also our intention to extend the existing hedgerow on the boundary edge of the property in order to screen the building in its entirety from Warren Road. I would also like to add that I have kept the height of the building within the limits that your Officer considered acceptable.

I trust that you will agree that this new application is in fact a far better scheme than that originally passed. I have completed and enclose all the relevant documentation. Please do not hesitate to contact me if I have misinterpreted any requirement or if you need further information. I can be contacted at any time during office hours on 07971 564799 or evenings on 01189 693631. I understand that your office is extremely busy however your prompt decision would be gratefully appreciated.

Yours Sincerely,

Paul Stevenson

Enc. Scale elevations and floor plan, scale location plan (6 copies), scale block plan (6 copies), completed planning application (6 copies), fee £95.

Environmental Services

For office use only.
Application number:
22.NOV.2000* 2877

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	PAUL STEVENSON
	Address and postcode	AROSA. 40. OLD BATH RD. SONNING. READING. BERKS RG4 6GA
	Phone number	HOME 01189693631 MOB 07971364??
2	Agent's Name	
	Address and postcode	
	Phone number	
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	PLANS ATTACHED 40 Old Bath Rd.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY GARAGE. (AS EXISTING DOUBLE GARAGE TO BE DEMOLISHED AND RE-SITED)
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.	RENDERED FINISH AS EXISTING ROSEMARY ROOF TILES AS EXISTING. ALL MATCH EXISTING HOUSE
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 ☒

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on *the plans*.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• *1:100 or 1:200 scale floor plans and elevations.*		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: 21/11/00

on behalf of

ADDRESS "AROSA" OLD BATH ROAD PARISH SONNING

PLOT No. Old Property ORD. SHEET No. SU.7574 (36

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/214/71	Mr E.E. Locker	Addition with Conservatory & Garage/Lounge	13.5.71	App. N/A
573/71	"	Double Garage	5.8.71	App C/A
FP99/8915	Mr. P. Stevenson	2St/S Ext.	2.7.99	App
99/69833/F	"	2St/S + Replacement Garage	14.10.99	C/
F/2000/1130	"	Erect. of det Car/store	15-06-00	RE

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	22 NOV 2000
Officer: HP	Application No. F 2000/2877

Map No. 34 Site 0.09
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ERECTION OF DETACHED DOUBLE GARAGE AND DEMOLITION OF EXISTING GARAGE

Location: 40 OLD BATH ROAD

Parish: SONNING Ward: Sonning's
4.12.2000 B.

Applicant: MR P STEVENSON

Fee Received 95-00 (8) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	~~No date~~		
4	Correct S 66 certificate			
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 : 4.12.2020 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 ✓.....

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 : .....

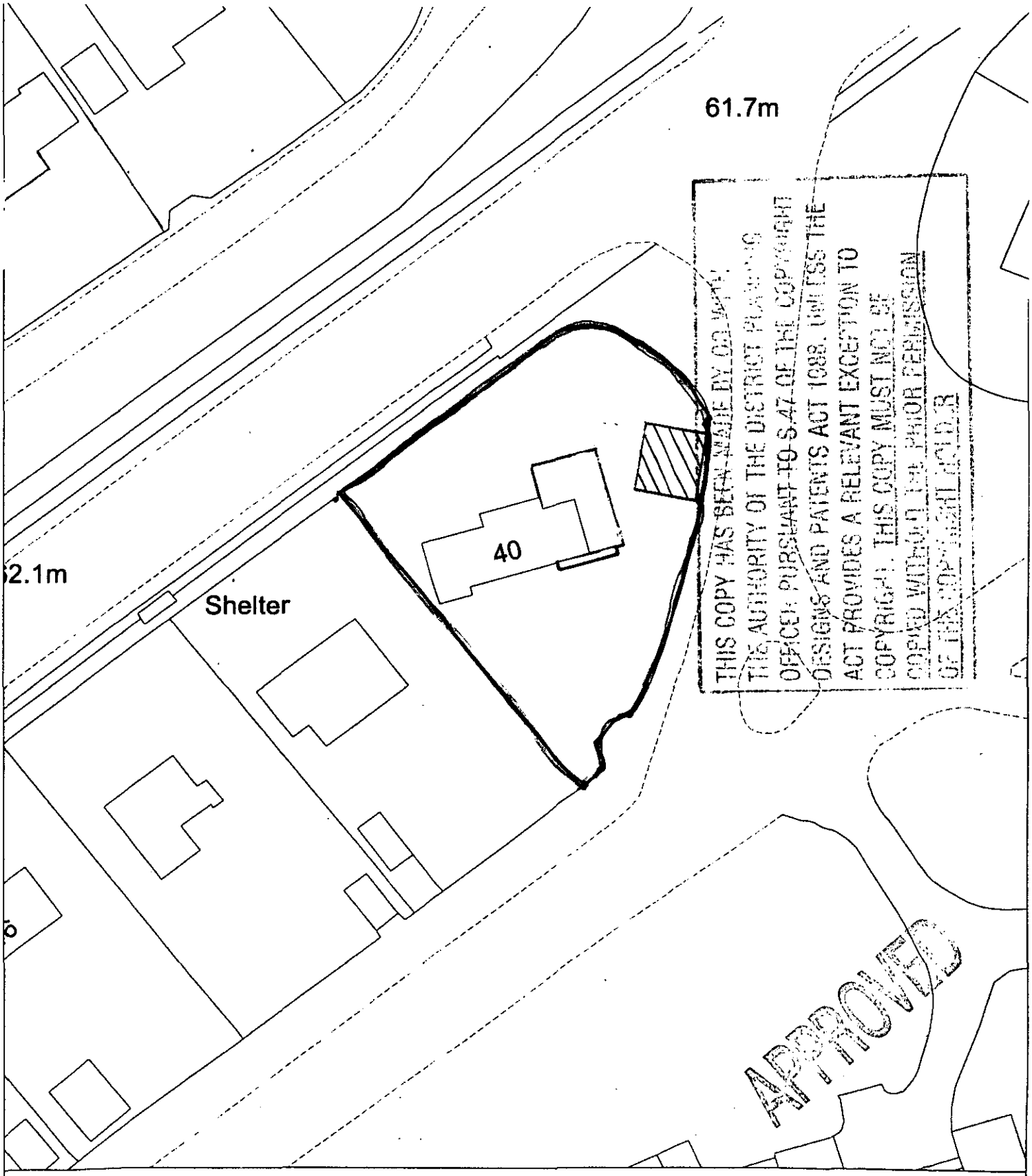
OTHERS:

.....
.....
No pre-apps.

NEIGHBOURS:

S/N + 38, 42 Old Bath Road
14, 15, 16 South Drive
33, 35 Old Bath Road

22.NOV.2000* 2877



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Site Plan, Scale: 1 to 500

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Date: 31 March 2000

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Site Plan, Scale: 1 to 2500

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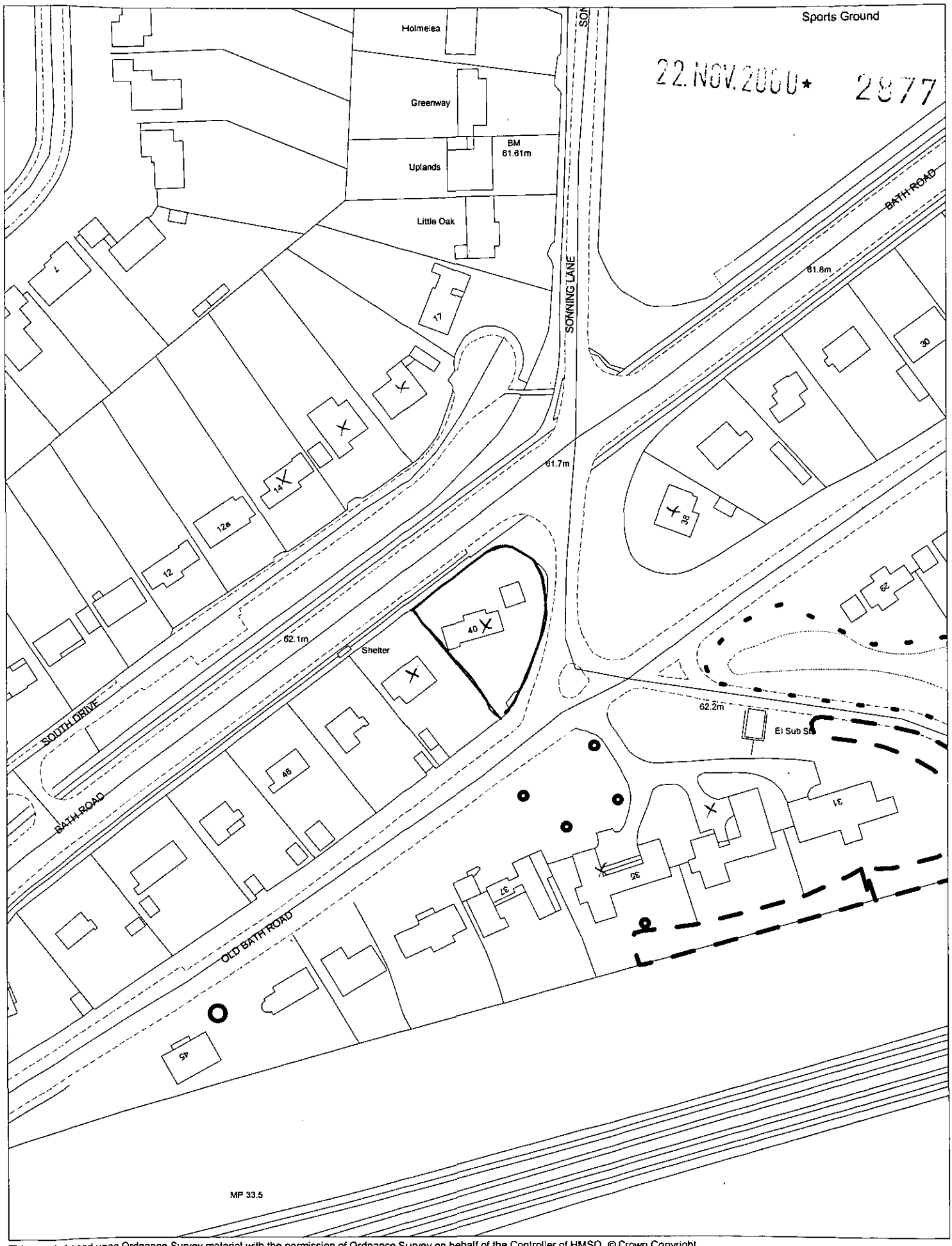

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Development Control Section, Environmental Services, Wokingham District Council.
28 November 2000

Scale: 1 : 1250

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