X SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/0902

LOCATION:
231 Hyde End Road, Spencers Wood Reading

APPLICANT:
Mrs J Fernandez

PROPOSAL:
Proposed single storey rear extension to dwelling to replace existing extension.

EARLIEST DATE FOR DECISION: **13/04/2000**

APPLICATION EXPIRY DATE: **05/05/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs J Fernandez
231 Hyde End Road
Spencers Wood
Shinfield
Berks

Application Number: F/2000/0902

Parish: **SHINFIELD**

Location: **231, Hyde End Road, Spencers Wood, Reading.**

Proposal: **Proposed single storey rear extension to dwelling to replace existing extension.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

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

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the east elevation.

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

Reason
2. To ensure a satisfactory external appearance.

Reason

3. To safeguard the amenities of neighbouring residents and the locality.

Head of Planning and Transportation

Date: 20 April 2000

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

Application Number F/2000/0902
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	WORK
03	SC08	SR05	~~[illegible]~~ EAST

John Mitchell
20/4/00

RECORD OF SITE VISIT

SITE ADDRESS: 231 Hyde End Road
Spencers Wood Reading.

APPLICATION NUMBER: F/2000/0902

OFFICER: Emy Circuit

DATE OF SITE VISIT: 29 March 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? front hedge

2. DESCRIPTION OF SURROUNDINGS 2-storey detached, predominantly residential except Nos 229/229a 'green' character with numerous boundary hedges and mature trees

3. DESCRIPTION OF SITE/BUILDING 2-storey detached with detached double garage and single storey additions to the rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

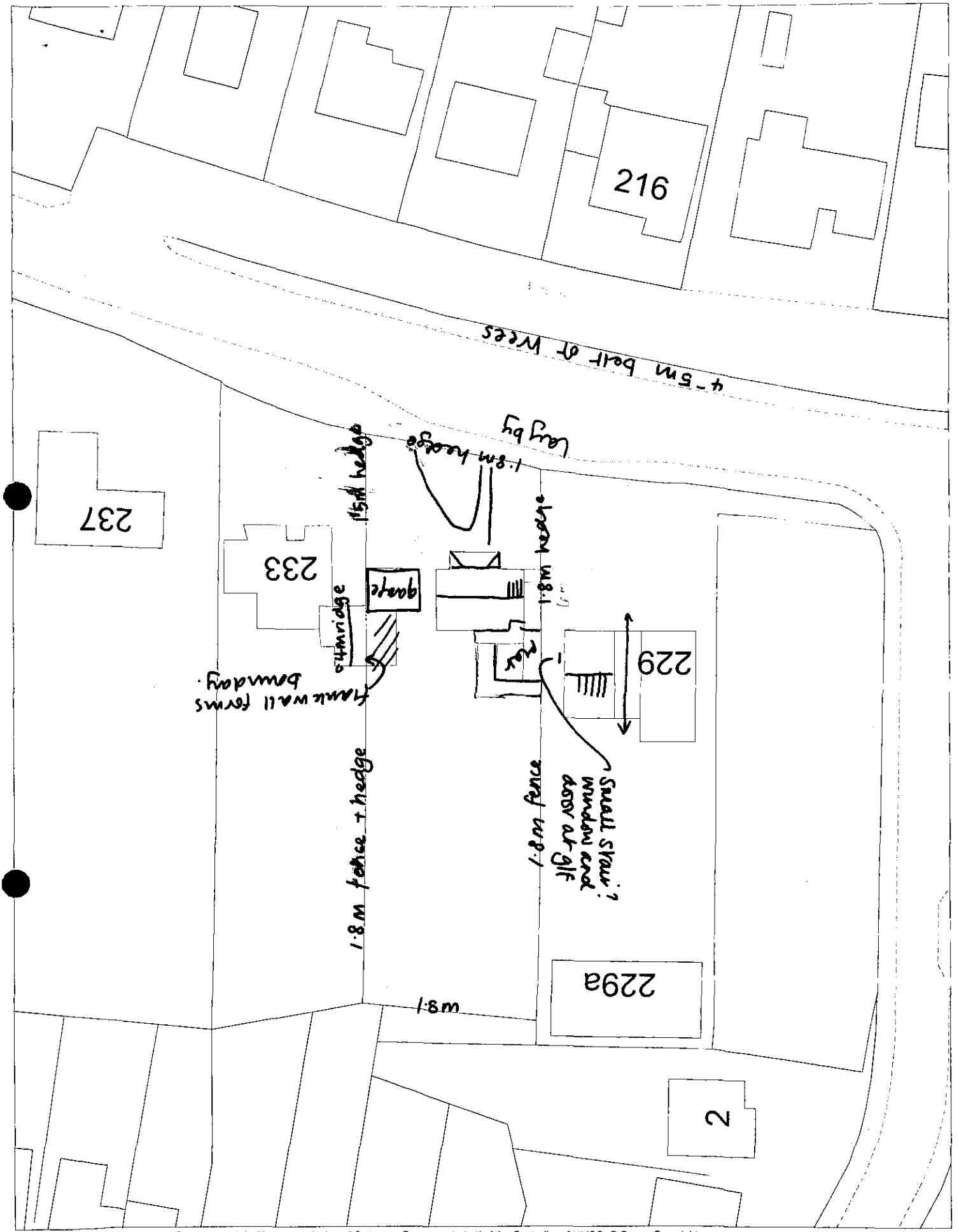
TREES /

ACCESS/PARKING no change

LEVELS /

BOUNDARY TREATMENT 1·8m fences and hedges to rear
1·5-1·8m hedges at front

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

27 March 2000

Scale: 1 : 500

N W E S

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0902

Applicant : Mrs J Fernandez .

Location : 231, Hyde End Road, Spencers Wood, Reading.
Proposal : Proposed single storey rear extension to dwelling to replace existing extension.

Site Notice Displayed ? :	YES	NO	DATE
		✓	4 April 2000

Date of Neighbour Notifications : .....

Date of Site Visit : 28 March 2000

Date Registered : 10/03/2000

Earliest Date for Decision : 13/04/2000

Latest Consultation Date/Site Notice Expiry Date : 13/04/2000

Application Expiry Date: 05/05/2000

Consultation Responses :

Shinfield PC - " no comment"

Planning Issues :

Identified Settlement
Neighbours | Street scene

Application Number: F/2000/0902
231 Hyde End Road, Spencers Wood

Appraisal: The proposal is for a single-storey rear extension, replacing and enlarging existing extensions to the dwelling. A two-storey, side extension, to the west of the property was refused in ???? (33715) and in ???? a two-storey rear extension, with a similar footprint to the current proposals was refused. 1989 approved 1990 35378

The existing extension has an L-shaped footprint, running across the back of the property and projecting two metres to the side and a maximum of 8.5 metres to the rear. The long flank is adjacent to the boundary and touches it at the closest point. The proposed replacement would have rectangular footprint, extending 7.4 metres along the boundary, with a timber bin store extending a further 1.3 metres, while the width would be approximately the same as the maximum width of the existing structure. In addition the extension would project forward, 3.5 metres along the side of the two-storey part of the house. This part of the extension would be set in slightly, due to the tapering boundary, resulting in a width of 1.7 metres and set back 1.6 metres from the front of the property. The extension would have a pitched roof with a hip to the end. The ridge height would be 5.4 metres, resulting in a considerable increase in massing, in comparison to the existing extensions.

The total flank of the extension, adjacent to the boundary with 229 Hyde End Road, would be increased to 12.2 metres but the original house is set about 6 metres forward most of the extension, including the most bulky part of the roof, would be at the side of the neighbouring property. It would not project beyond the rear of No 229. The extension would project about 4.4 metres forward No 229 but as the neighbouring property is set in 2.5 metres from the boundary it is not considered that this would be overbearing or cause reduction in daylighting.

The extension would be 11 metres from the boundary with 233 Hyde End Road, which has a pitched roof outbuilding adjoining the boundary to the rear of the dwelling, and it is not considered there would be any harm to the amenities of this neighbour. The rear garden is in excess of 30 metres so there would be no effect on properties to the rear.

Only the side part of the extension would be visible from the street and this would not be prominent or appear cramped, due to the distance from 229 Hyde End Road.

Recommendation: conditional approval

Received by Wokingham District Council

Application No: F/2000/0902

Proposal:
Proposed single storey rear extension to dwelling to replace existing extension.

Location:
231, Hyde End Road, Spencers Wood, 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/04/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	10 MAR 2000
Officer: EXC	Application No. F/2000/0902

Map No. ..... Site ..S.H.D....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO ~~FORM~~ REPLACE EXISTING EXTENSION

Location: 231 HYDE END ROAD

Parish: SHINFIELD Ward: Shinfield ✓ 2013

Applicant: MRS J FERNANDES

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
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	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

NO PRE-APPS ATTACHED.....

.....

.....

NEIGHBOURS: S/N 1 229, 229a, 233, 216, 218, 220 HYDE END ROAD

2 + 12 CENTURY DRIVE.....

2013

F/2000/0902
Location: 231 Hyde End Road, Spencers Wood
Proposal: Proposed single storey rear extension to dwelling to replace existing extension
Case Officer: Emy Circuit
Observations: No comment

F/2000/0893
Location: 7 Clares Green Road, Spencers Wood
Proposal: Proposed two storey side extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/0815
Location: 3 Askew Drive Spencers Wood
Proposal: Proposed two storey side extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

O/2000/0560
Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood
New Plans show: Omitting the garage to plot 1.
Case Officer: Mrs A Odell
Observations: No comment

C/2000/0972
Location: Land Rear of 72-90, Grazeley Road, Three Mile Cross
Proposal: Details to comply with conditions 05 & 20 of consent 99/70568 for the approval of slab levels & surface water drainage systems.
Case Officer: Mrs A Odell
Observations: No comment

C/2000/0974
Location: Land rear of 72-90 plots 71-75 Grazeley Road, three Mile Cross
Proposal: Details to comply with conditions 10 & 11 of consent 99/70568/F for the approval of hard & soft landscaping
Case Officer: Mrs A Odell
Observations: No comment

C/2000/0973
Location: Land rear of 72-90 Plots 71-75, Grazeley Road, Three Mile Cross
Proposal: Details to comply with condition 21 of consent 99/70568/F for the approval of noise survey
Case Officer: Mrs A Odell
Observations: No comment

C/2000/0972
Location: Land rear of 72-90 Plots 71-75, Grazeley Road, Three Mile Cross
Proposal: Details to comply with conditions 05 & 20 of consent 99/70568/F for the approval of slab levels & surface water drainage systems
Case Officer: Mrs A Odell
Observations: No comment

F/2000/0948
Location: Land rear of 72-90 Plots 71-75, Grazeley Road, Three Mile Cross
Proposal: Proposed erection of 5 dwellings
Case Officer: Mrs A Odell
Observations: No comment

F/2000/0371
Location: 16 Hartley Court Road, Three Mile Cross
Proposal: Proposed erection of detached garage
Case Officer: Miss E Connor
Observations: No comment

231 Hyde End Road
Spencers Wood
Reading
Berkshire
RG7 1BU

6TH MARCH 2000

Dear Sir,

10.MAR2000* 0902

Re: Planning Application: 232 Hyde End Road, Spencers Wood

Please find enclosed a Planning Application for the replacement of an existing extension at the above property.

The completed Section A of the Section 66 Certificate states that I have no need to notify other persons since the proposals will not affect the land of others. I am aware that the extension is close to one of the boundaries and confirm that it will be constructed with a fascia board close to the brickwork such that the gutter will not overhang my boundary.

I will contact you prior to the end of the month to discuss whether or not there are likely to be any objections.

Yours faithfully,

JA Fernandes

Julie A Fernandes (Mrs)

(1) ADDRESS 231 HYDE END ROAD PARISH SHINFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
39940 R/O CM LA ✓				
1011/54				
BR16532.	J Miller Smith	Extn.	14.4.81	Ref NA
1535b	" " "	2/S add to provide double garage with 2 bedrooms over also S/S rear ext workshop Study sun lounge & WC	8.5.81	NA C/A
BR17122	" "	as above	23.7.81	app NA
33715	MR. G. BISHOP	2/ST. EXT. - 2x8/ST. EXTS.	8-9-89	Ref.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 25378 MR. K. TURNER 2/ST. EXT. 18-6-90 CA

DRAINAGE BRA 7671 } 15-8-89 Ref

091074 BRA 7407 } MR. G. BISHOP 2/ST. EXT. & ANNEXE 27.6.89 Ref

1933

(2)

ADDRESS 231 HYDE END ROAD PARISH SHINFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
39940 } 42401 }	R/O RES DEV ✓			

MINISTRY DECISION

SPECIAL ORDERS

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.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(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).

CERTIFICATE A

10 MAR 2010* 0902

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.

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

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

- 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) .....

.....

- 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 . . J A Fernandes . . . . . .

On behalf of . . JULIE FERNANDES . . . . . .

Date . . 17th January . . . 2000 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

10.MAR2010 0902

1. **APPLICANT'S NAME** Mrs J Fernandez
ADDRESS 231 Hyde End Road, Spencers Wood.
POST CODE **PHONE** 0118 9885099

2. **If the applicant has an agent, all correspondence will be sent to the agent**
AGENT'S NAME
ADDRESS
POST CODE **PHONE**

3. **On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.** **SITE LOCATION** See plans as above

4. **WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.** Single storey extension to replace existing poor quality extension

5. **Give the area in hectares or part of a hectare** **AREA OF SITE** Approx 636m² Hectare = 10,000m² 636/10,000 Approx 0.636 Hectares

6. **State the applicant's interest in the land e.g. owner, prospective purchaser, lessee** **OWNERSHIP** Owner

7. **List all the plans and drawings submitted with the application** **PLANS/DRAWINGS** Dwg Nos 001, 002, 003, 004

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?**
Tick the boxes(x)
CHANGE OF USE ☐ **REDEVELOPMENT** ☐
ERECTION OF NEW BUILDING ☐ **ALTERATION or EXTENSION** ☑

9. **WHAT TYPE OF APPLICATION IS THIS ? Tick one box only**
OUTLINE PERMISSION ☐ **See question 10**
FULL PERMISSION ☑
APPROVAL OF DETAILS/RESERVED MATTERS ☐ **State relevant outline permission number Also complete Question 10**
TEMPORARY PERMISSION ☐ **State period required**
RELAXATION OF CONDITIONS ☐ **State relevant application number Conditions to be relaxed**

10. **IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?**
SITING ☐
EXTERNAL APPEARANCE ☐ **DESIGN** ☐
MEANS OF ACCESS ☐ **LANDSCAPING** ☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

Residential

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

to match existing ie.
- clay tiles
- Red/orange brick to match
- White UPVC windows

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

Existing timber fences (natural wood) approx 2m high to be retained.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Into existing storm water drainage system

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details —

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

As existing, dropped kerb to

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

NO

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

* Proposal is to demolish existing extension & rebuild to provide same accommodation but larger *

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	13*16*		13*
BUNGALOW	/ *	/ *	/
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

*STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

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? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95 - Application rate for 1 dwelling.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED JA Fernandes ON BEHALF OF JULIE FERNANDES DATE 24-JAN-00.

Before submitting the application check that it is complete, that all questions have been answered 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. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
[redacted]	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES —

[redacted] **WHAT PROVISION IS BEING MADE FOR PARKING?** there is currently a double garage + drive parking for a further 2 cars

	Cars	Lorries
Existing	4	
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

None, other than a replacement domestic hot water/heating system

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

Mrs J Fernandez, 231 Hyde End Road.
the premises may be vacated only for the period of construction

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
None	None	None	None

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

No

Before submitting the application check that it is complete, that all questions have been answered 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. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

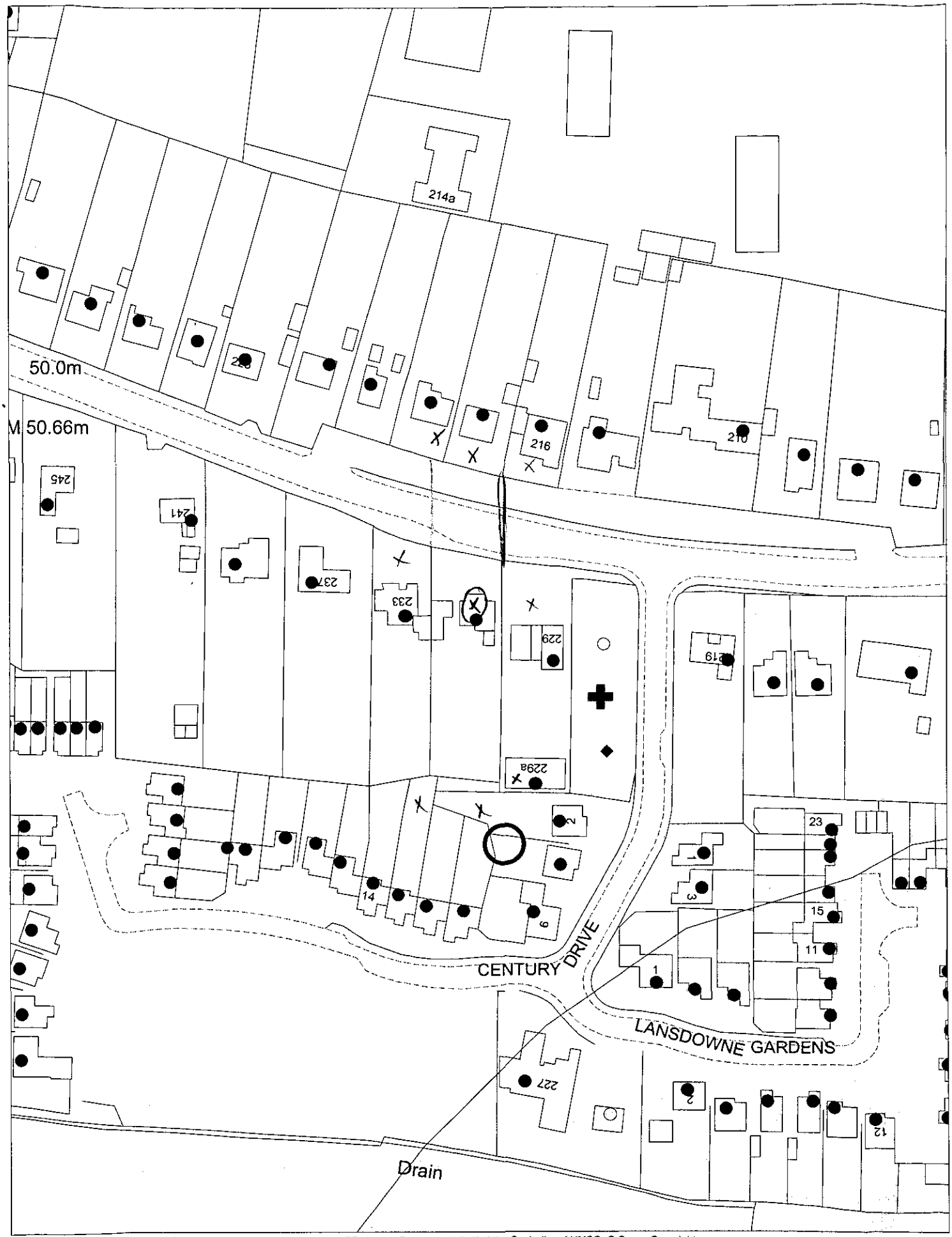
Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'



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Development Control Section, Environmental Services, Wokingham District Council.

16 March 2000

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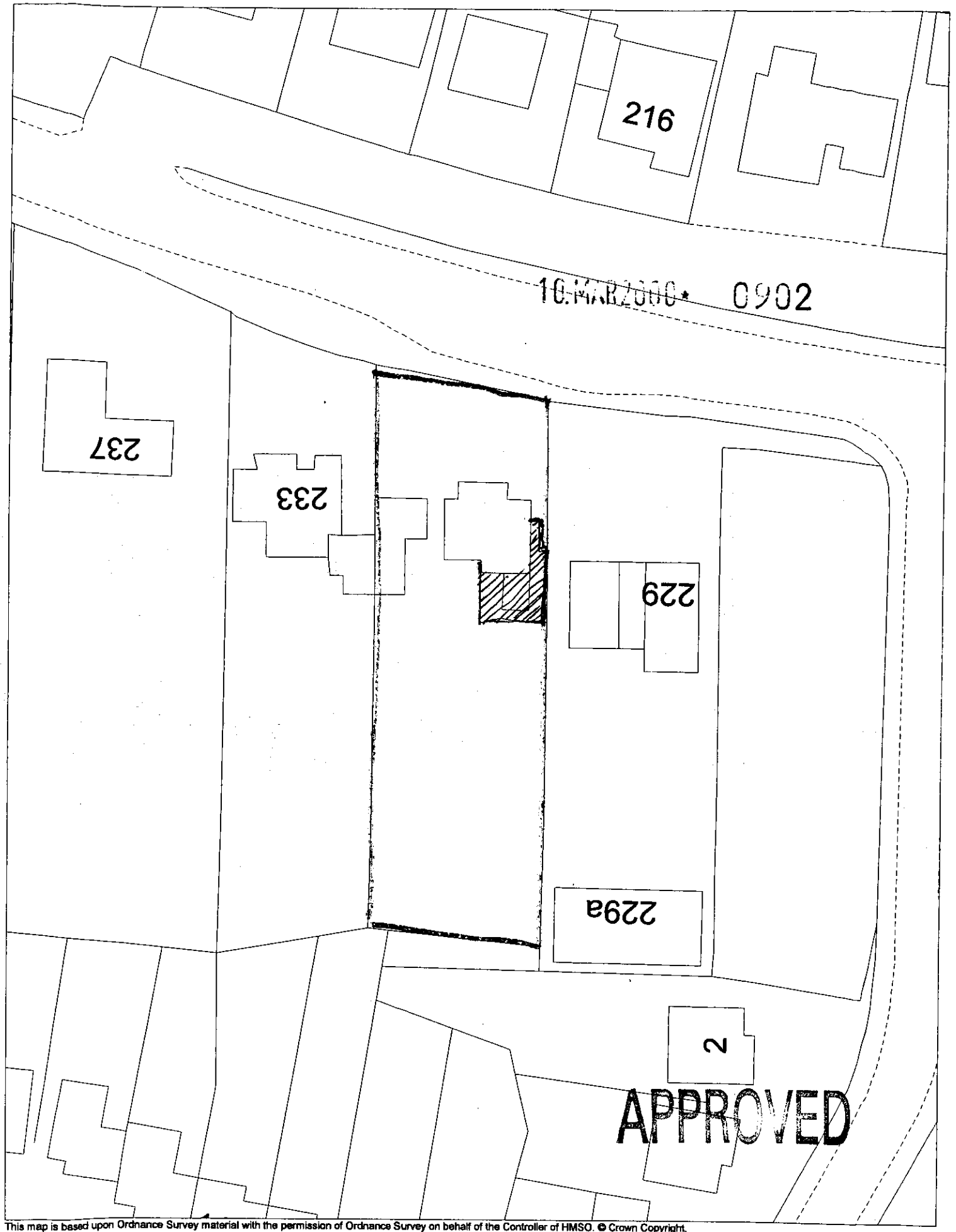

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Central Support Section, Environmental Services, Wokingham District Council.
28 January 2000

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