APPLICATION NO:
F/2001/5313

LOCATION:
386 London Road, Earley Reading.

APPLICANT:
Mrs J Kaur C/O Kalsi Associates Ltd.

PROPOSAL:
Proposed side dormer extension to dwelling.

EARLIEST DATE FOR DECISION: **21/12/2001**
Member Listing: 25/12/01
APPLICATION WILL HAVE EXPIRED ON:
10/01/2002

CASE OFFICER: **Richard Kelly**

REFUSED

427
101

RAILEX
Marbleboard

EASIFILE EP7

(RK)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mrs J Kaur
C/O Kalsi Associates Ltd.
6 Devonshire Park
Reading
Berkshire
RG2 7DX

Application Number: F/2001/5313

Parish: **EARLEY**

Location: **386, London Road, Earley, Reading.**

Proposal: **Proposed side dormer extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason
1. The rear dormer extension is prominent and intrusive in the street scene and detrimental to the character and appearance of the area. As such it is therefore contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WBE1 and WOS3 of the Deposit Draft Wokingham District Local Plan.

Informative
1. In view of the above decision, you are advised that the work/building(s) should be removed immediately. Your attention is drawn to the Council's power of enforcement under Section 172 of the Town and Country Planning Act 1990 to secure the removal of unauthorised work/building(s).

Informative
2. 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:

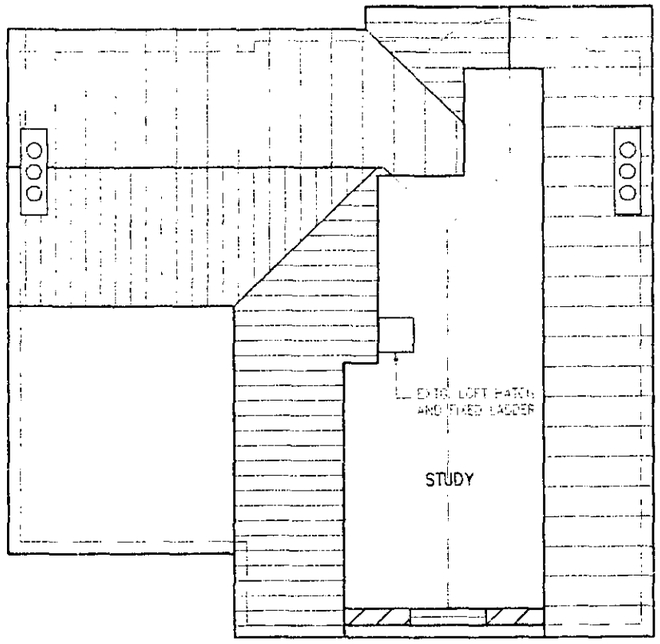
Loddon Area Local Plan Policies LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WBE2.

A Cronin

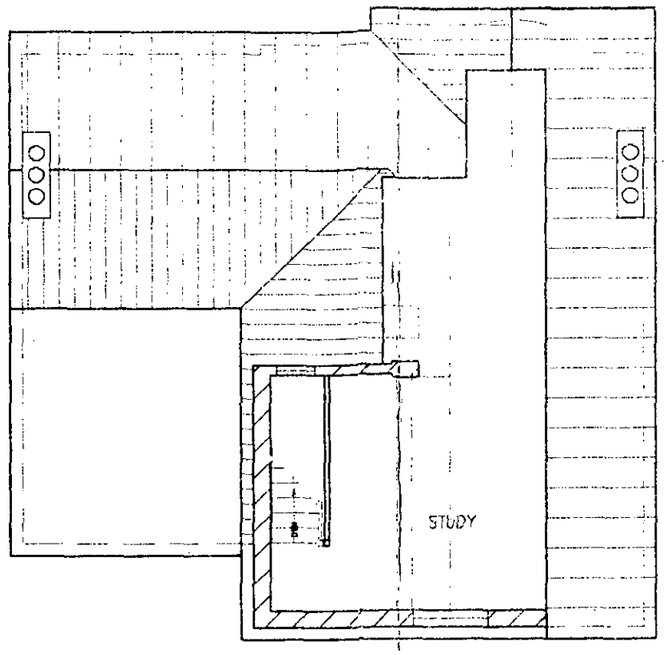
Anna Cronin
Head of Planning & Transportation
Date: 08/01/2002

Notice checked by: _____

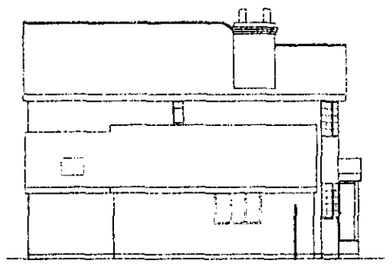
If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.



SECOND FLOOR LAYOUT TO F/2000/2755(IMPLIED)
(1:100)

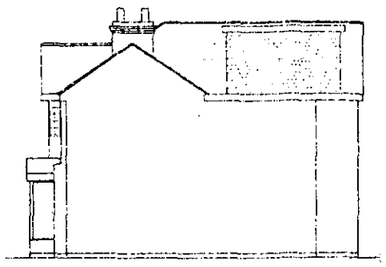


EXISTING SECOND FLOOR LAYOUT
(1:100)



SIDE(N-E) - (DORMER HIDDEN)

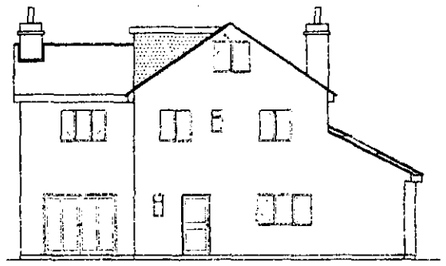
OBSCURE GLAZING



SIDE(SOUTH WEST)

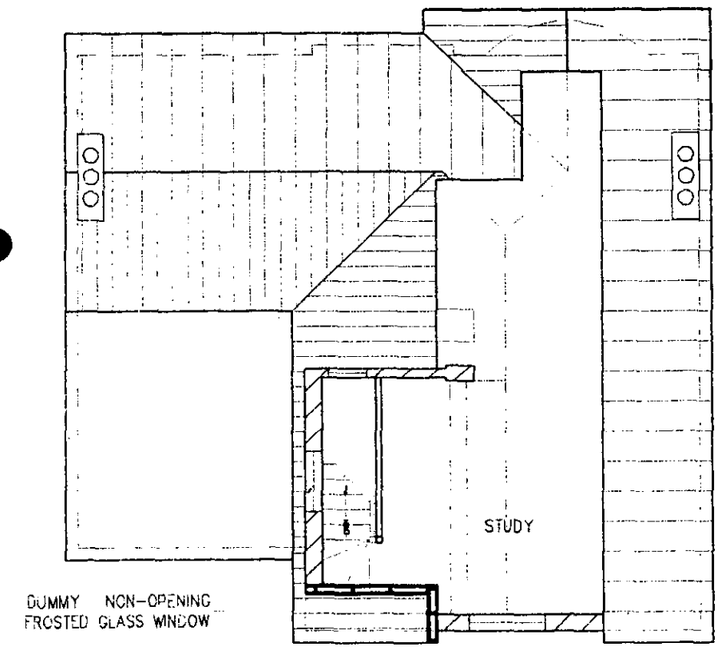
(1:200)

EXTG WINDOW PRE F/1999/0069



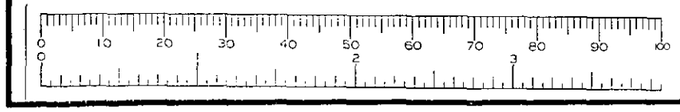
REAR (SOUTH EAST)

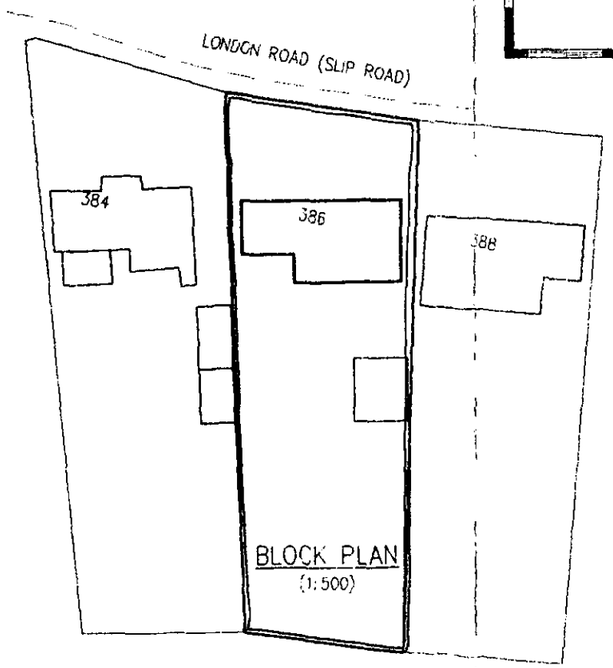
15.NOV.2001* 5513



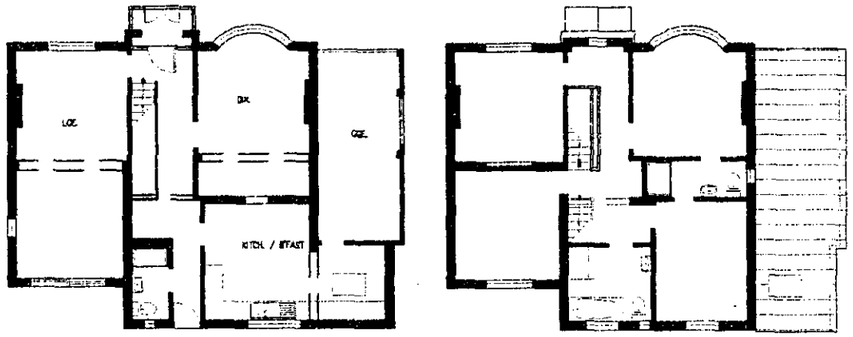
DUMMY NON-OPENING FROSTED GLASS WINDOW

PROPOSED SECOND FLOOR WITH CHEEKED DORMER
(1:100)





BLOCK PLAN
(1:500)

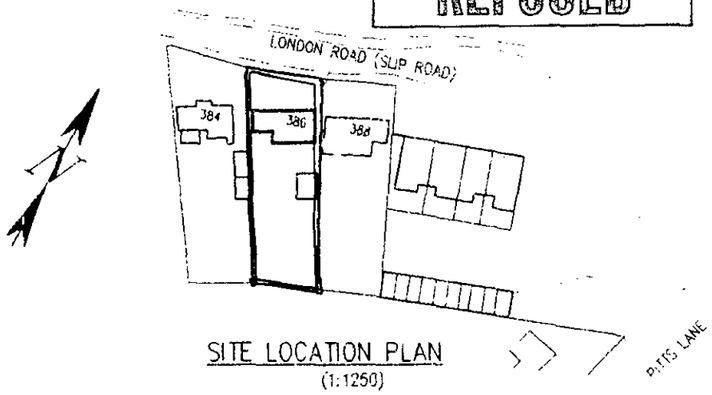


GROUND FLOOR

FIRST FLOOR

LOWER FLOOR LAYOUTS - FOR INFORMATION ONLY
(1:200)

REFUSED



SITE LOCATION PLAN
(1:1250)

NOTES AND SPECIFICATIONS

1. DO NOT SCALE OF THIS DRAWING.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
3. THIS DRAWING IS ONLY FOR PLANNING PERMISSION AND PRELIMINARY ESTIMATION PURPOSES AND NO OTHER.
4. ALL EXTERNAL MATERIALS SHALL MATCH EXISTING EXCEPT WHERE OTHERWISE SPECIFIED.
5. ALL COPYRIGHTS ARE RESERVED WITH THE ORIGINATOR.
6. NO PART OF THE WORKS SHALL ENCROACH UNDERGROUND, OR ABOVE, OR OVERHAND IN ANY WAY BEYOND THE APPLICATION SITE BOUNDARIES.
7. THIS DRAWING IS TO BE READ FULLY IN CONJUNCTION WITH DWG./SHT. NOs. N/A
SUPPORTING REPORTS TO BE READ WITH THIS DRAWING, EITHER PRINTED HEREON OR ISSUED SEPARATELY, ARE AS FOLLOWS : N/A
8. © COPYRIGHT KALSI ASSOCIATES LTD. 2001

NEW CONST. SHOWN THUS:

PLAN

ELEVATIONS

0	1.11.01	FIRST ISSUE

KALSI ASSOCIATES
KALSI ASSOCIATES LTD.
BUILDING CONSULTANTS
6 Devonshire Park,
Reading. RG2 7DX
Tel: (0118) 975 7988
Fax: (0118) 975 7966
E-mail: KA LTD@CS.COM
Planning, Architectural
Civil and Structural Design,
Survey & Project Management Services
Dir.: R.S. KALSI BSc;MBA;C.Eng;MICE;MIAS;MBIM

MR & MRS D. S PHANDER

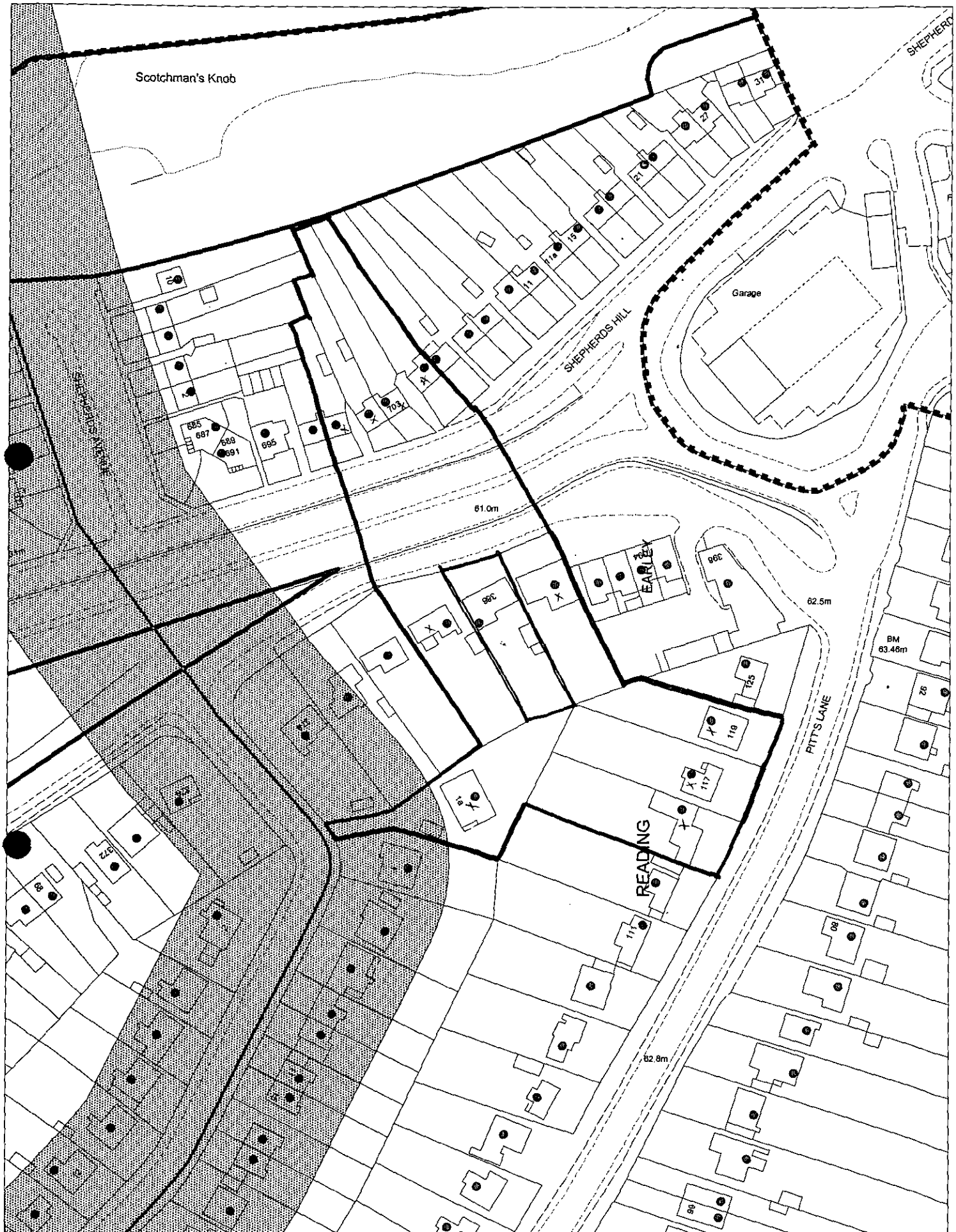
MODIFIED DORMER TO ATTIC STUDY AT 386 LONDON ROAD EARLEY READING BERKSHIRE

T&CP DETAILS: PLANS/ELEVATIONS

1:100 1:200 1:500	31.10.01	RSK	462 0012	462.21	0	1 OF 1

A3 1:100

15.NOV.2001 * 5513



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Development Control Section, Environmental Services, Wokingham District Council.
21 November 2001 Scale: 1 : 1250

Received by Wokingham District Council

Application No: F/2001/5313

PROPOSAL:
Proposed side dormer extension to dwelling.

LOCATION:
386, London Road, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5313 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/12/2001. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head of Planning and Transportation

27 November 2001

Applicationo	Name & Address
F/2001/5313	Mrs Joan Wilson 384 London Road EARLEY RG6 1BA
F/2001/5313	Mr & Mrs Jones 378 London Road EARLEY RG6 1BA
Application Refused	Letters sent 10/01/02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Richard Kelly

Application Number : F/2001/5313

Applicant : Mrs J Kaur C/O Kalsi Associates Ltd..

Location : 386, London Road, Earley, Reading.
Proposal : Proposed side dormer extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	✓	4/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 15/11/2001

Earliest Date for Decision : 21/12/2001

Latest Consultation Date/Site Notice Expiry Date : 21/12/2001

This application will have expired on: 10/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Mrs Wilson at No. 384 - bulky and overlooking her rear garden.
No. 378 : Incompatible with surroundings.

Planning Issues :

Application Number: F/2001/5313

Appraisal :

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

Application Number F/2001/5313
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			~~The [illegible] extension appears large, bulky and out of keeping with the traditional cottage form.~~
1.			The rear dormer extension is prominent and intrusive in the streetscene. ~~It breaks up the roofscape of the existing detached properties along the road. This has a detrimental effect on~~ to the character and appearance of the area. As such it is therefore contrary to policies UBE 1 and UBE 2 of the Loddon Area Local Plan and to policies WBE 1 and WOS 3 of the deposit draft Wokingham District Local Plan.

RECORD OF SITE VISIT

SITE ADDRESS: 386 London Road
Earley Reading.

APPLICATION NUMBER: F/2001/5313

OFFICER: Richard Kelly

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? No.

2. DESCRIPTION OF SURROUNDINGS Large detached dwellings - set with 388 - 380 all v. similar - semis on opposite side of London Rd.

3. DESCRIPTION OF SITE/BUILDING Large detached house

4. RELATIONSHIP TO ADJOINING PROPERTIES v. Ugly viewed from 384

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING Room for 3/4 cars on drive + garage.

LEVELS Site slightly above 384. - at top of Shepherds Hill

BOUNDARY TREATMENT Garage along boundary with 384.

OTHERS

Application Number: F/2001/5313 – 386 London Road, Earley, Reading

Appraisal:

This is a retrospective application for the retention of a rear dormer. It was built at the same time as the extension approved by F/2000/2755. There has already been one application to retain the dormer window (F/2000/2775), which was refused, appealed and dismissed. This new application seeks to make the dormer more acceptable by reducing its size to provide a cheek of 0.8m from the gable and insert a dummy frosted glass non-opening window. I consider this application raises two issues:

Impact on adjoining properties: LBE 1, LBE 2, WOS 3

The dormer window is visible from the adjoining properties in London Road and the properties to the rear in Hilltop Road. In determining the previous appeal, the Inspector stated:

"...the extension appears large, bulky and out of keeping with the traditional roof forms of the house and those of its neighbours...the extension does not respect the local context...and has an unacceptable environmental impact in conflict with development plan policies."

Whilst accepting that this new proposal is slightly smaller than that existing, it is not considered that this is sufficient to make the proposal acceptable. The insertion of the dummy window would not reduce the impact of this dormer either, given that its primary fault is one of bulk cause by excessive height (it is higher than the original roof level, although lower than the ridge of the two storey rear extension).

Impact on streetscene: LBE 1, LBE 2, WOS 3

The proposed dormer would not be visible from London Road, but would be visible from Hilltop Road to the rear. The Inspector described the dormer as being 'clearly visible' and 'particularly prominent' in this view. It is not considered that the current proposal goes any way towards remedying these.

~~Approval~~ ~~Refusal~~
Refusal ✓

Mr & Mrs Jones
378 London Road
Earley, Reading
Berks RG6 1BA

Home tel no. 966 6262
Day time tel no. Mr Jones work (0118) 934 0309

PLANNING SERVICES	HPT
POL	TLS
DC RK	ENF
APP	
CS	
20 DEC 2001	
COPIES TO:	ACK: ✓
	FILE:

To Richard Kelly (Development Control Officer),

Re: Dormer Extension to 386 London Road,Earley, Reading

Application Number F/2001/5313

Having looked at the plans for this dormer extension, the building of which we understood had been rejected under Appeal APP/X0360/A/01/1070566, we still object strongly to this dormer extension. The 'dressing up' of this dominant mass of poor design will NOT improve its incompatibility to fit in with the surrounding buildings. Nor will the rendering of the walls and the tiling of the cheeks etc disguise this huge imposing 3 storey extension. Changing the 'appearance' of this box is NOT going to change the towering dominance it has on our and other neighbouring properties.

Yours faithfully

Mr & Mrs Jones

FROM: Richard Kelly

DELEGATED

DATE: 27 November 2001

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5313

Proposal: Proposed side dormer extension to dwelling..

Site Address: 386, London Road, Earley, Reading.

Applicant: Mrs J Kaur C/O Kalsi Associates Ltd..

Your observations are required in respect of this application **by 21/12/2001** .

Councillors felt that this application should be refused. It was felt that the proposal was unneigbhourly and out of keeping and of detriment to the visual amenity of the area.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
14 DEC 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 13 DEC 2001

Clerk To Earley Parish/Town Council.

RK 088

PLANNING SERVICES	HPT
POL	TLS
DC	SMF
APP	
CS	
06 DEC 2001	
COPIES TO	

F.A.O. Mr. Richard Kelly.
Wokingham District Council,
Planning Dept.
Shute Lane.
Wokingham.

Re. Planning application F/2001/5313.

384. London Road,
Earley.
Reading.
RG6 1BA.
Dec 6th 2001.

Dear Sir,

With reference to the above application, I wish to register my opposition to the proposed side Dormer extension.

I understand that the window will be frosted, but the proposed Dormer would by virtue of its excessive height and bulk, would have an overbearing impact on my rear gardens and thus invading my privacy.

Yours Faithfully.
Joan Wilson. Mrs.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	15 NOV 2001
Officer: RK	Application No. F/2001/5313

Map No. 41.. Site 0.06.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description: (F.) PROPOSED ~~REAR~~ SIDE DORMER EXTENSION TO DWELLING.

Location: 386 LONDON ROAD

Parish: EARLEY Ward: WHITEGATES

Applicant: MRS KAUR

refusal 2000/2775

Fee Received 00-00 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	PROPOSED DORMER NOT SHOWN ON BLOCK PLAN.		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	REQUIRES VIEW FROM FRONT.	requested to follow 26/11	
6	Floor plans		+ note width SW	
7	Metric scale disclaimer		27/11	
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 : ...27/11..... 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 + see map + list of names & addresses on attached sheet.....

.....

.....

.....

.....

.....

.....

.....

15.NOV.2001 * 531

Applicationo	Name & Address
F/2000/2775	Mrs J Wilson 384 London Road Earley Reading RG6 1BA
F/2000/2775	Mr & Mrs Jones 378 London road Earley RG6 1BA
F/2000/2775	R Cooke & L Moodie 380 London Road Earley Reading RG6 2BA

App refused letter
Sent 14.02.01

1769a

15.NOV.2001 5513

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, RG11 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	MRS J. KAUR
	ADDRESS	386 LONDON ROAD EARLEY READING BERKS.,
	POST CODE	RG6-1BA PHONE (0118) 966-6518.
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	KALSI ASSOCIATES LTD.
	ADDRESS	6 DEVONSHIRE PARK SHINFIELD ROAD, READING, BERKS.
	POST CODE	RG2-7DX PHONE (0118) 975 7988 FAX: (0118) 975-7966
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	386 LONDON ROAD EARLEY READING
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ATTIC LEVEL CHEEKED DORMER TO REAR FOR IMPROVED ACCESS TO ATTIC STUDY (TO AMEND TO)
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.064 Ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	FREEHOLDER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	6 No. COPIES OF A3 DRAWING FOR PLANS, ELEVATIONS, BLOCK & LOCATION PLANS.

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	☐	N/A.	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~~ LOW. RD. FRONTAGE

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~~ NONE AFFECTED

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.

RENDERED WALLS, TILED CHEEKS.
TILED ROOF - PITCHED AREAS.
FELTED ROOF - FLAT AREAS

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.

ALL EXTG SITE BOUNDARY TREATMENT IS UNAFFECTED BY PROPOSAL & WILL BE RETAINED

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXTG.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details N/A.

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

ALL AS EXTG., UNAFFECTED BY PROPOSAL

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

N/A

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1	6	
BUNGALOW			
FLAT/MAISONETTE			
OTHER			

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

* STATE No. OF HABITABLE ROOMS

~~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.

NOT PAYABLE AS THIS IS AN AMENDMENT TO PLAN NO. F/2000/2775.

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 [signature] ON BEHALF OF THE APPLICANT DATE 7th NOV. 2001

Before submitting this 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				
B2	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				

N/A

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
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.

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

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

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.

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.'

15.NOV.2001* 5515

WOKINGHAM DISTRICT COUNCIL

1789a

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

Application No.

CERTIFICATE A

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

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 (a) of any part of the land to which the application relates.

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.

† See Note (a) to Certificate A

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

or: **CERTIFICATE C**

I certify that:

- I/The applicant* cannot issue 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 with date of the application).

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

on (d) .....

See overleaf

1789b

or: **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.

● 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) Insert description of steps taken

(b) .....

.....

(c) Insert name of local newspaper circulation 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) .....

Agricultural Holdings Certificate ***This part must be completed in all cases***

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

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. 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/her* self 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 .....

*On behalf of THE APPLICANT

Date 7th Nov. 2007

*delete where inappropriate

①

E

ADDRESS 386 LONDON ROAD PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 7473 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
35/54	Mr. H. Harding	Garage	9/2/54	App. N/A.
R/365/70	Mr. A. Miller	Two Storey Extension	3/9/70	App C/A
PD/541/70	"	Lounge extension	29-10-70	App- N/A
R/540/70	"	First Floor Addition	26-11-70	App - App. Ref.
34562 APPEAL	MR. D SINGH	GARAGE TO GRANNY FLAT	14.2.90	
BAA 10019	"	"	20.2.91	APP
96/63751/F	MR. S. KAUR	S/St. EXTENSION	6.6.96	C/A
FP96/55536	"	"	26.7.96	APP
F/1999/0069	Mrs Kaur	1st Floor Rear Ext.	9.2.00	APP
F/2000/2755				
F/2000/2756	"	S/St/R - Conserv.	6.2.01	APP

~~DATE OF COMPLETION~~ PD Enq. - EXTENSION - 12.6.95

MINISTRY DECISION 34562 - APPEAL ALLOWED - 29.1.91

SPECIAL ORDERS PD Enq - Conserv. - Kaur - 22/8/00

DRAINAGE

1933 ②

ADDRESS 386 LONDON RD. PARISH EARLEY

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/2775	Mrs. Kaur	2St/R - (amendment to 0069) retro	6.2.01	REF
F/2000/2776	"	Front garden shed (retro)	6.2.01	APP

MINISTRY DECISION

SPECIAL ORDERS