O.K.

APPLICATION NO:
F/2001/3138

LOCATION:
33 Rectory Road, Wokingham.

APPLICANT:
Mr & Mrs N Colbourn C/O W M Graham Associates

PROPOSAL:
Proposed single storey front extensions to create conservatory and playroom. Erection of detached garage and demolition of existing single storey front extension.

EARLIEST DATE FOR DECISION: **08/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
05/03/2001

APPROVED

CASE OFFICER: George Allpress

RAILEX
Marbleboard

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs N Colbourn
C/O W M Graham Associates
1 Rectory Road
Wokingham
Berkshire
RG40 1DJ

Application Number: F/2001/3138

Parish:	**WOKINGHAM**
Location:	**33, Rectory Road, Wokingham.**
Proposal:	**Proposed single storey front extensions to create conservatory and playroom. Erection of detached garage and demolition of existing single storey front 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 works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) 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.

Condition
4. 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
5. The garage shall not be occupied until space has been provided within the front garden for vehicles to enter and leave the site in a forward gear and this space shall be retained for this purpose in perpetuity.

Condition
6. Any gates provided shall be set back a distance of at least 5.0 metres from the highway boundary and shall not open towards the highway.

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

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

Reason
5. In the interests of highway safety and convenience.

Reason
6. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

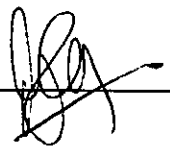
Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

South East Area Local Plan Policies SBE2 and ST5.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell
Development Control Manager
Date: 21/02/2001

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.

Tel. (0118) 974 6444 (Direct Line)
Fax. (0118) 974 6484
Email. Mike.Thorp@wokingham.gov.uk
Date September 26, 2001
My ref. MLT/GA/F/2001/3138
Your ref. 2318/WMG/CM

W M Graham Associates
1 Rectory Road
Wokingham
Berkshire
RG40 1DJ

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

Dear Sirs

33 RECTORY ROAD WOKINGHAM – F/2001/3138

I refer to your letter dated 16th August and accompanying drawing and apologise for the delay in replying.

I write to inform you that planning permission would not be needed to insert a window in the rear elevation of this property.

I hope this reply is of assistance to you. However, if you need to discuss any matter further, please do not hesitate to contact me on the above number.

Yours faithfully

M L THORP
Principal Development Control Officer

Rec'd AM 16.8.01

W.M. GRAHAM ASSOCIATES ***CHARTERED ARCHITECTS***

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2318/wmg/cm

16 August 2001

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

Dear Sir

GREAT MEAD 33 RECTORY ROAD WOKINGHAM

With reference to Town Planning application No. F/2001/3138 granted 21/02/2001 please find enclosed a copy of Dwg. No. 2318 – 03A.
(2)

Our client proposes adding windows to the rear of the playroom. We would be grateful if you could let us know if this proposal requires a new planning application or could be considered under minor amendments.

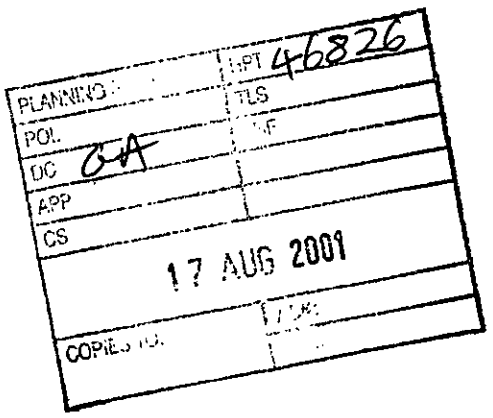
We look forward to receiving you reply.

Yours sincerely

W M Graham

Enc

Cc Mr N Colbourne



W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2318/wmg/cm

5 January 2001

The Director of Planning
Planning Department
Wokingham District Council
PO Box 157
Civic Offices
Shute End
Wokingham RG40 1WR

08.JAN.2001* 3138

Dear Sir

GREAT MEAD 33 RECTORY ROAD WOKINGHAM

Please find enclosed a completed Town Planning application for the above property comprising the following:-

a) Householder Planning application including Certificate A
b) Fee note for £95.00 (cheque enclosed)
c) OS extracts
d) Dwgs. Nos. 2318 - 01, 02, 03 & 04

We trust that you find all in order but should you require any further details please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

Received by Wokingham District Council

Application No: F/2001/3138

Proposal:
Proposed single storey front extensions to create conservatory and playroom. Erection of detached garage and demolition of existing single storey front extension.

Location:
33, Rectory Road, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/02/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

15 January 2001

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

Tel: 0118 974 6442

Date: **15 January 2001**

My ref: F/2001/3138

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3138
33, Rectory Road, , Wokingham.
Proposed single storey front extensions to create conservatory and playroom. Erection of detached garage and demolition of existing single storey front extension.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3138**
33, Rectory Road, , Wokingham.
Proposed single storey front extensions to create conservatory and playroom. Erection of detached garage and demolition of existing single storey front extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

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

Tel: 0118 974 6442

Date: **15 January 2001**

My ref: F/2001/3138

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3138**
33, Rectory Road, , Wokingham.
Proposed single storey front extensions to create conservatory and playroom. Erection of detached garage and demolition of existing single storey front extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel: 0118 974 6442

Date: **15 January 2001**

My ref: F/2001/3138

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3138
33, Rectory Road, , Wokingham.
Proposed single storey front extensions to create conservatory and playroom. Erection of detached garage and demolition of existing single storey front extension.

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If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3138**
33, Rectory Road, , Wokingham.
Proposed single storey front extensions to create conservatory and playroom. Erection of detached garage and demolition of existing single storey front extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3138	GA
BUILDING CONTROL NUMBER.	FP 2001/1959 Howard	
~~APPLICANT~~/AGENT	W M Graham Ass.	
ADDRESS OF SITE	Great Mead 33 Rectory Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	demolish existing S/S front S/S front ext to create conservatory + playroom. Detached garage.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	2318 03A + 04A	2318 03 + 04.
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - rear window added to playroom	
DATE	22/6/01	

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: George Allpress

Application Number: F/2001/3138

Applicant: Mr & Mrs N Colbourn C/O W M Graham Associates.

Location: 33 Rectory Road, Wokingham.

Proposal: Proposed single storey front extensions to create conservatory and playroom. Erection of detached garage and demolition of existing single storey front extension.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		24/01/01

Date of Neighbour Notifications: 15/01/01

Date of Site Visit: 08/02/01

Date Registered: 08/01/2001

Earliest Date for Decision: 08/02/2001

Latest Consultation Date/Site Notice Expiry Date: 08/02/2001
14/02/01 (GA)

This application will have expired on: 05/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses:

Highways - recommend approval subject to appropriate conditions.

Wokingham Town Council - no objection.
ENVIRONMENTAL DESIGN – NO OBJECTION - COMMENT REGARDING VEGETATION AND REQUEST FOR LANDSCAPING SCHEME.

At the time of writing no other representations have been received.

Planning Issues: The issues raised by this application are impact to neighbour amenity, street scene and provision of off street parking.

The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

Application Number: F/2000/3138

Appraisal:

The application property is situated close to the junction with Wiltshire Road. It is a large Arts & Crafts period property which is at right angles to Rectory Road. The property has an extension on its north side, that facing Rectory Road, and roof level dormer windows. The property is a large dwelling which is set in relatively extensive and well screened grounds. The road side boundary is enclosed with 2.5 metre high boundary walls and there are hedges and trees within the property grounds.

The application proposes a conservatory on the inward side of the dwelling (the south facing aspect), a solid extension on the north side (to replace the existing) and a free-standing garage at a point adjoining the property boundary with no.31, fronting to and accessed from Rectory Road.

The site of the proposed conservatory is largely screened by boundary treatment and would have little impact to the street scene. The playroom extension would replace an existing extension with little visual difference, and the free standing garage is a hipped roof structure that would be largely screened by the existing boundary treatment and planting. The individual elements of the application are nevertheless appropriately designed and would not considered harm the street scene.

There is sufficient separation between the conservatory and no.35 to ensure no material harm to neighbour amenity results. The garage would be sited close to the boundary with no.26 Rectory Road. However, at just over 2.0 metres to eaves height with a low profile pitched roof, would not result in material harm to neighbour amenity.

No other dwelling would be impacted upon.

SUBMISSION OF LANDSCAPING SCHEME NOT CONSIDERED APPROPRIATE GIVEN MINOR SCALE OF PROPOSAL - AND PROPERTY NOT BEING WITHIN C.A.

Recommendation: Approval: ☑ **Refusal:** ☐

(tick appropriate box)

* HOLD IN ABEYANCE
NEED TO CLARIFY MATERIALS
re: GARAGE.

Application Number: F/2001/3138
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C14	R014	EXTERNAL FINISHES TO MATCH
3	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
4	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
5	C138	R138	GARAGE/TURNING AREA
6	C139	R139	SET BACK OF GATES
			INSERT: .....5.0 metres.....
			Non Standard
7			
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

21/2/07

RECORD OF SITE VISIT

SITE ADDRESS: 33 Rectory Road, Wokingham.

APPLICATION NUMBER: F/2001/3138

OFFICER: George Allpress

DATE OF SITE VISIT: 28/01/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential are within defined settlement.

3. DESCRIPTION OF SITE/BUILDING Large single family dwelling in large grounds, Arts and Crafts in style and appearance.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.31 to the west no.35 to east, no.26 Wiltshire Road to the south east - no other dwellings impacted upon.

5. SITE CONSTRAINTS

TREES	None in vicinity of proposed extension.
ACCESS/PARKING	Front and side parking with private drive.
LEVELS	Level.
BOUNDARY TREATMENT	2.5 metre high perimeter wall plus hedge timber fencing.
OTHERS	None

TO: **DEVELOPMENT CONTROL**
George Allpress

FROM: Environmental Design

DATE: 9 February 2001

Location:	33 Rectory Road, Wokingham
Proposal:	Proposed single storey front extension to create conservatory and playroom. Erection of detached garage and demolition of existing single storey front extension.
Application Number:	F/2001/3138

In response to your consultation dated 15 January 2001 for the above application, the landscape comments are as follows:

I have no objections to the proposals. There are no significant trees within the property that will be affected by the proposals. The large lime in the front garden of the adjacent property, no. 31, is far enough away as to not be affected by the construction of the detached garage within the site.

There is a significant amount of existing vegetation in the vicinity of the site entrance off Rectory Road the majority of which looks as if it is to be retained and enhanced. The applicant needs to submit a landscape plan indicating the areas of vegetation to be retained and details of all new tree and shrub planting including species name, planting densities and size of plant at time of planting.

Catherine Brimble

Catherine Brimble
Landscape Architect

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
CS
29 JAN 2001
COPIES TO: | ACK: | FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: George Allpress

Application Number: F/2001/3138

Proposal: Proposed single storey front extensions to create conservatory and playroom. Erection of detached garage and demolition of existing single storey front extension.

Site Address: 33 Rectory Road, Wokingham

Applicant: Mr & Mrs N Colbourn C/O W M Graham Associates

Your observations are required in respect of this application **by 08/02/2001**

At the meeting on 23 January 2001, the Planning & Transportation Committee resolved to make the following observation:

No objection

SIGNED: _____ **DATE:** 25/01/2001

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 15 January 2001

Application Number: F/2001/3138

Proposal: Proposed single storey front extensions to create conservatory and playroom. Erection of detached garage and demolition of existing single storey front extension.

Parish: WOKINGHAM TOWN

Site Address:
33, Rectory Road, , Wokingham.

Applicant:
Mr & Mrs N Colbourn C/O W M Graham Associates.

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).

(1) C04A, R04A.
(2) Garage must be of minimum internal dimensions of 5.0m x 5.0m to be used to park 2 vehicles Reason: to comply with local planning authority standards.
(3) C12Z, R12Z.
(4) C13B, R13B.
(5) C13A, R13A (INSERT: 5 metres) - NOTE TO PO: This is not the case currently.

Signed: _____ **Print name:** Adam Coggins 19/01/01

G.A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/1991/5138. relates.

Address of site GREAT MEAD 33 RECTORY ROAD

WOKINGHAM BERKSHIRE RG40 1DP

Signed

Date 24/1/01

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man



Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	08 JAN 2001
Officer: GA	Application No. F/2001/3158

Map No. 75A **Site** 014
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F) Proposed single storey front extensions to create Conservatory and playroom. Erection of detached garage and demolition of existing single storey front extension.

Location: Great Mead 33 Rectory Road

Parish: Wokingham Ward: Norreys 15.01.01

Applicant: Mr & Mrs N. Colbourn

Fee Received 95.00 Required ..... Additional ..... Refund .....

Enforcement (8) 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 : 15.01.01 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.

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

WOKINGHAM DISTRICT COUNCIL

08.JAN.2001* 3108

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	MR & MRS N COLBOURN
	ADDRESS	GREAT MEAD 33 RECTORY ROAD WOKINGHAM
	POST CODE	RG40 1DP Tel. No. 01628 776488
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	W M GRAHAM ASSOCIATES
	ADDRESS	1 RECTORY ROAD WOKINGHAM
	POST CODE	RG40 1DJ Tel. No. 977 0464
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	GREAT MEAD 33 RECTORY ROAD WOKINGHAM
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	Demoliton of existing single storey ext. & build new playroom. New detached garage and new conservatory
5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.		YES / ~~NO~~ None affected
6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED		To match existing
7. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? Please show details of the existing access and any proposed changes on the plans.		YES / ~~NO~~ No change
8. WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans.		YES / ~~NO~~ As detailed
9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans.		~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated
(b) The fee (the current scale of fees is attached)
If no fee is payable please say why below

✓
£95

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

✓
✓
✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

CERTIFICATE A

I certify that:

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

* None of the land forms part of an agricultural holding.

~~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

~~* None of the land forms part of an agricultural holding~~

SIGNED W M Graham Associates

ON BEHALF OF Mr and Mrs N Colbourn

DATE 18 December 2000

08.JAN.2001 • 3138

ADDRESS 33 Rectory Road PARISH Wokingham

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP 300	Moseley	Convert studio into garage, new road & gates	13/9/51	App
TP 352	D.P. Wheeldon	Div. & adapt self contained houses of Gt Mead & Little Mead	13/8/52	C/A
100/64		Erect 2 det. houses & garages in garden	29/10/64	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

2)

ADDRESS PARISH

PLOT No. ORD. SHEET No.

BUILDER

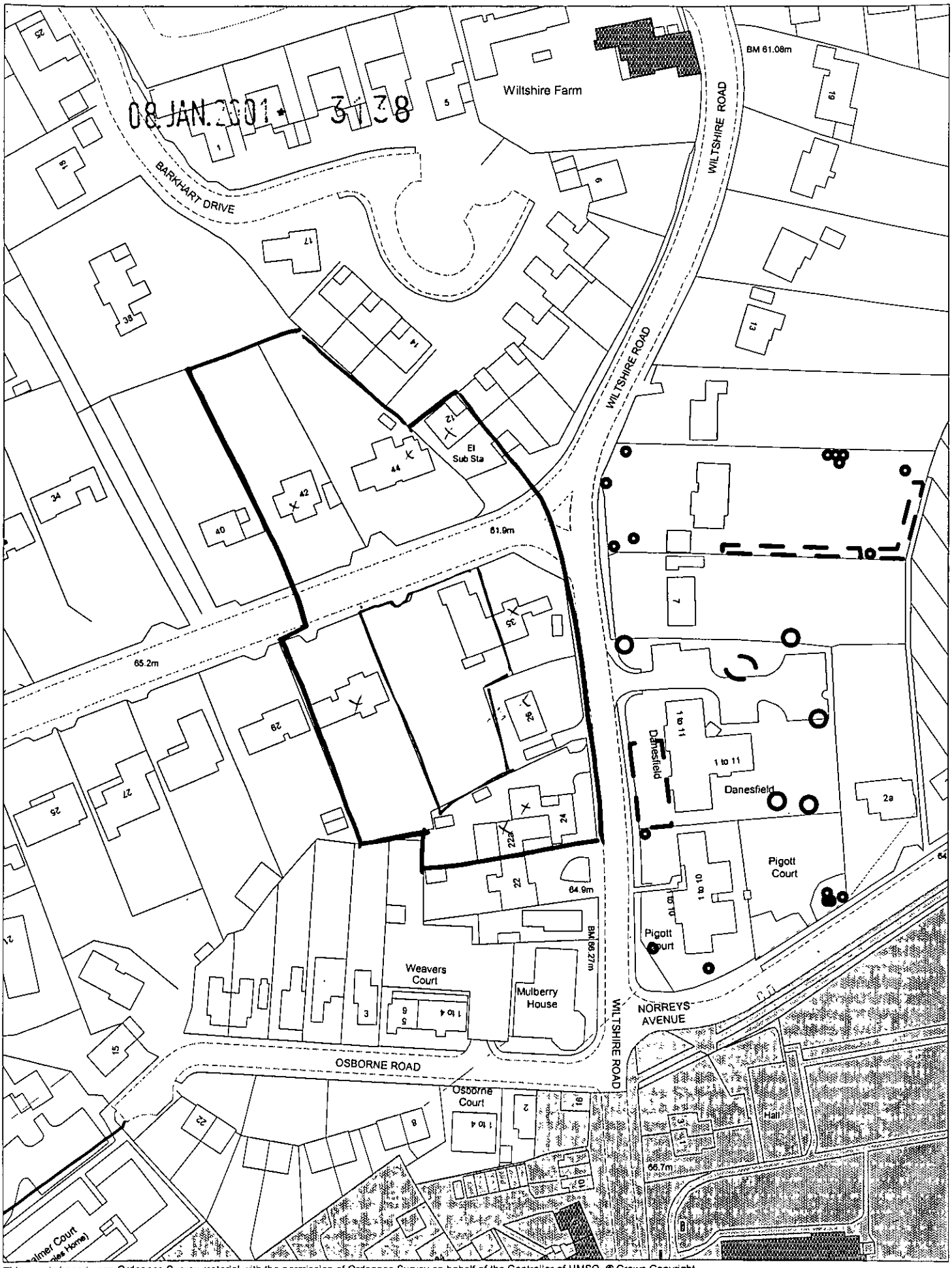
Plan No.	Applicant	Description of Development	Date of Decision	Decision
B/39/65 6216		Erect 1 house & double garage in garden	27/5/65	C/A
B/38/67	Mr Portmore	Erect 1 det. house & double garage in garden (31)	27/7/67	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



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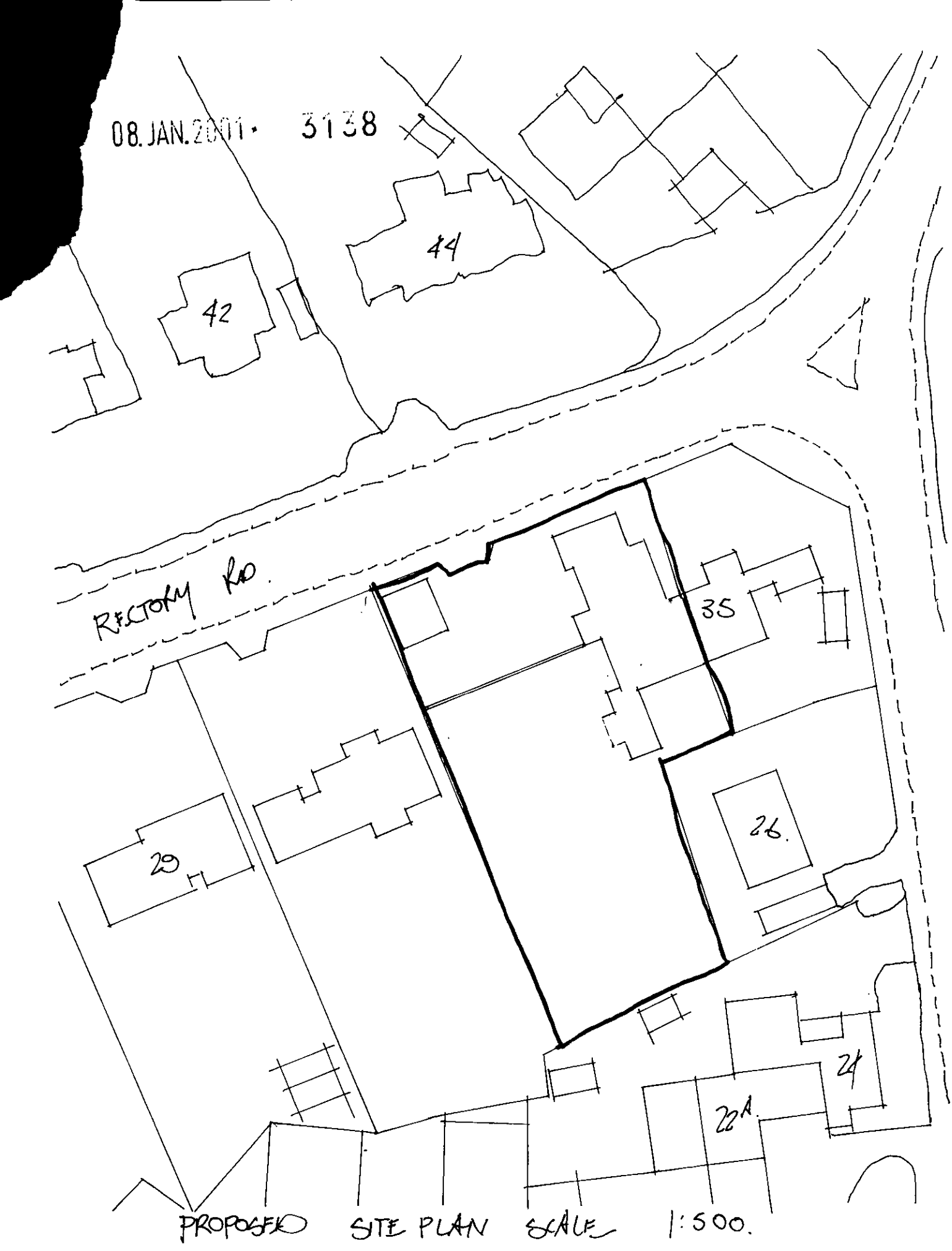
Development Control Section, Environmental Services, Wokingham District Council.

9 January 2001

Scale: 1 : 1250

N W E S


08. JAN. 2001 · 3138
44
42
RECTORY RD.
35
26.
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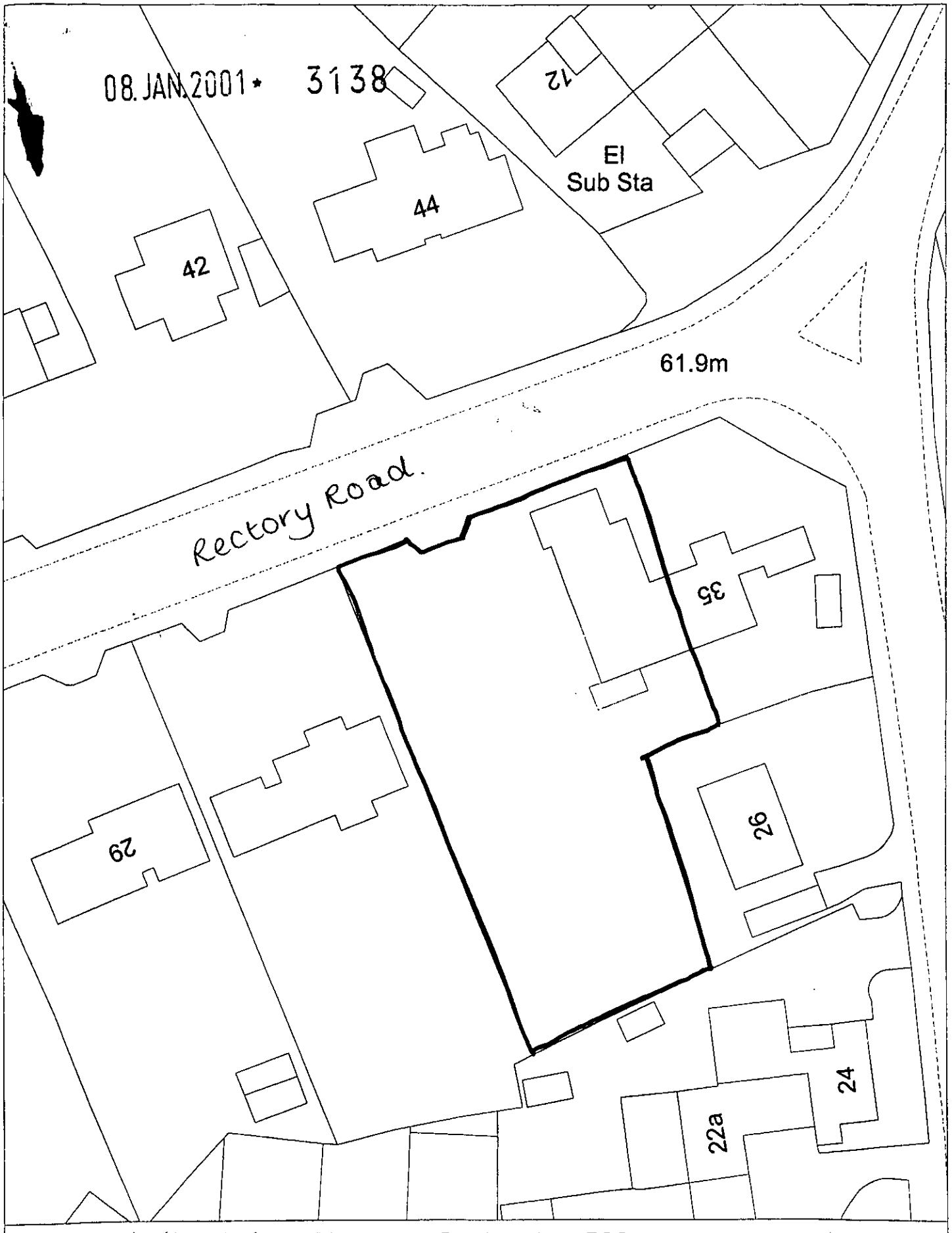
22A.
PROPOSED SITE PLAN SCALE 1:500.



EXISTING. Site Plan, Scale: 1 to 500

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Date: 16 November 2000

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