APPLICATION NO:
F/2001/3379

LOCATION:
2 Pine Grove, Twyford Reading.

APPLICANT:
Mr & Mrs Staig C/O Penn Planning

PROPOSAL:
Proposed two storey side/rear extension to dwelling and single storey side and rear extensions.

EARLIEST DATE FOR DECISION: **22/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
12/04/2001

CASE OFFICER: **Farah Humayun**

APPROVED

RAILEX
Matchboard

EASIFILE EP7

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Staig
C/O Penn Planning
34 Ashley Drive
Penn
Bucks
HP10 8BE

Application Number: F/2001/3379

Parish: **TWYFORD**

Location: **2, Pine Grove, Twyford, Reading.**

Proposal: **Proposed two storey side/rear extension to dwelling and single storey side and rear extensions.**

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) no additional windows or similar openings shall be constructed in the side elevations of the extensions hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. 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
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

Informative
1. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

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:

Berkshire Structure Plan Policies EN1 and OS1.
Loddon Area Local Plan Policy LBE1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 05/04/2001

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 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: June 12, 2001
My ref: FH/RFS/3379
Your ref:

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

Mr M Weller
Penn Planning
34 Ashley Drive
Tylers Green
Penn
Bucks
HP10 8BE

Dear Mr Weller

PLANNING APPLICATION F/2001/3379
2 PINE GROVE, TWYFORD, READING

I am writing with reference to the above and further to your letter of 16 May 2001.

I can inform you that the proposed velux style window into the roof above the master bedroom can be considered as a minor amendment and therefore, will not require planning permission.

However, the addition of a side window to the garage will require planning permission as there is a condition on the decision notice that specifies no additional windows shall be added to the side elevation of the extension without the prior consent of the Local Planning Authority.

I hope this information is of use to you. If you have any further queries relating to this matter the case officer, Farah Humayun, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Penn Planning

ARCHITECTURAL DESIGN SERVICE
34 ASHLEY DRIVE, TYLERS GREEN,
PENN, BUCKS. HP10 8BE
Tel/Fax (01494) 813082

FH

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire. RG40 1WR

PLANNING SERVICES	HPT 43302
POL	TLS
DC FH.	ENF
APP	
CS	
16 MAY 2001	
COPIES TO:	ACK:
	FILE:

Date: Tuesday, 15 May 2001
Your reference: F/2001/3379

Dear Sirs,

Re: **Proposed two storey side/rear extension to dwelling and single storey side and rear extensions**
At: **2 Pine Grove, Twyford, Reading**
For: **Mr. And Mrs. A. Staig**

Further to the above approval dated 5th April 2001.

My client has requested that two new windows should be added to the above approved scheme. These are; a velux style window into the roof above the new master bedroom, to the side elevation and an obscure glazed window to the garage (not overlooking the neighbours' property).

I have enclosed a copy of my amended drawing number 200.063~1E and I should be grateful if you would confirm that these alterations can be approved as a minor amendment.

I look forward to hearing from you shortly. Of course, should you have any queries, or require any further information, please do not hesitate to contact me.

Thanking you in anticipation of your help, I remain;

Yours faithfully,

P.P.
Martin L. Weller
(H.Tec.Cert.Civil Eng.)

E-mail martin.weller@virgin.ne
Proprietor: Martin Weller

Tel. 0118 974 6443 (Direct Line)

Date. 9 November, 2001

My ref. CD/FP2001/1896(3379)

Mr M Weller
Penn Planning
34 Ashley Drive
Tylers Green
PENN
Bucks
HP10 8BE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Mr Weller,

TWO STOREY SIDE/REAR EXTENSION AND SINGLE STOREY SIDE AND REAR EXTENSIONS AT 2 PINE GROVE, TWYFORD

Further to John Mitchell's letter of 12 June (copy attached), I have been informed that construction work has commenced on site. Planning permission is required for the additional side window. An application was submitted on 17 July, but this was invalid and has not been progressed.

Please submit an application for the unauthorised work. If work continues on site it will be at the owner's own risk and expense. . If any unauthorised work is undertaken this may delay the house sale if in future it comes on to the market

I am enclosing the appropriate forms for your convenience. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

If you have any queries with regard to this letter, please do not hesitate to contact me on the above telephone number.

Yours sincerely

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.
Cc Mr & Mrs A Staig, 2 Pine Grove, Twyford

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3379.	FH
BUILDING CONTROL NUMBER	FP 2001/1896	Andy.
~~APPLICANT~~/AGENT	Penn Planning.	
ADDRESS OF SITE	2 Pine Grove TWYFORD.	
DESCRIPTION OF PROPOSED WORK	2 storey side/rear ext + s/s side + rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	200.063.1E	200.063.1C
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/6/01.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES? BC: Condition 3 restricts additional side window/openings	side door retained + additional side windows side velux added.	
DATE	6/6/01.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	12/6/01		
REVISED PLANS NEEDED	12/6/01		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New.

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/3379

Applicant : Mr & Mrs Staig C/O Penn Planning.

Location : 2, Pine Grove, Twyford, Reading.
Proposal : Proposed two storey side/rear extension to dwelling and single storey side and rear extensions.

Site Notice Displayed ? :

YES	NO	DATE
✓		13/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 15/02/2001

Earliest Date for Decision : 22/03/2001

Latest Consultation Date/Site Notice Expiry Date : 22/03/2001

This application will have expired on: 12/04/2001. 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 :

TWYFORD PARISH COUNCIL - Refer to previous app which was refused.
ENVIRONMENT AGENCY - Approval subject to conditions.
CONSERVATION ARCHITECT - usual impact upon Conservation Area.
HIGHWAYS - Rec. approval subject to conditions.

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON THE STREET SCENE AND WIDER AREA.

Application Number: F/2001/3379

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES.

The proposed application being considered is proposed two storey side/rear extension to dwelling and single storey side and rear extensions. The current application is submitted after a previous refusal (F/2000/2640). The proposed two-storey extension maintains the ridge height of the existing house. The extension has a hipped roof design. The proposed front facing dormer window is set back from the front of the property. The pitch of the roof has been set lower than that submitted under app. F/2000/2640.

The rear extension projects (at its furthest) 4 metres from the rear of the property. This part of the extension is well screened from side-facing properties due to the existing detached garages on the northern side of the property. The prop. rear extension has a hipped roof design.

The prop. s/st side extension has a pitched roof design which projects 1.5 metres from the side of the property. There are two proposed side facing windows.

It is considered that the prop. exten will not have an adverse impact upon the residential amenity of neighbouring properties.

IMPACT UPON THE STREET SCENE

The north elevation of the property is one exposed in the street scene. However as the extension is set back at first floor level it is considered the proposal would not have a detrimental overbearing impact on the street scene. The property backs onto the Twyford Conservation Area. It is considered by the conservation architect that the proposed additions will reduce the box-like exterior of the present house and impact upon Conservation Area will be minimal.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2001/3379
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	SIDE ELEVATIONS OF EXTENSIONS
4	C049	R049	
5	C122	R122	

Informative for approvals N04
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1, OS1
MINERALS LOCAL PLAN POLICIES:

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

Date: 5/4/01

RECORD OF SITE VISIT

SITE ADDRESS: 2 Pine Grove Twyford Reading.

APPLICATION NUMBER: F/2001/3379

OFFICER: Farah Humayun

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

For plans see Part One or Officer File.

To:
Harold Sanders
Urban Design And Conservation Officer

- Site adjacent to Conservation Area

From: Farah Humayun

Date: 26 February 2001 01 MAR 2001

Application Number: F/2001/3379

Proposal: Proposed two storey side/rear extension to dwelling and single storey side and rear extensions..

Site Address:
2, Pine Grove, Twyford, Reading.

Applicant:
Mr & Mrs Staig C/O Penn Planning.

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

SEE ENCLOSED COMMENTS, 14.03.01.

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

DELEGATED

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

15.FEB.2001* 3379

1. APPLICANT'S NAME: MR + MRS A. STAIG
ADDRESS: 2 PINE GROVE, TWYFORD BERKS
POST CODE: RG10 9HX PHONE:

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: PENN PLANNING - Martin Weller
ADDRESS: 34 Ashley Drive, PENN, BUCKS
Please quote agents ref: 200.063
POST CODE: HP10 8BE PHONE: 01494 813082

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: As applicant

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
DOUBLE STOREY SIDE / REAR EXTENSION AND SINGLE STOREY SIDE EXTENSION

5. Give the area in hectares or part of a hectare
AREA OF SITE: 0.0042

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: 200.063 ~ 1

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

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.

AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

VIA SOAKAWAY

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 - UNCHANGED

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	/	*	/	*	/	*
BUNGALOW	/	*	/	*	/	
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

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

~~YES~~/NO — * STATE NO. OF HABITABLE ROOMS. 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.

NO - REAPPLICATION OF F/2000/2640

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 MR + MRS STAIG DATE 30.1.01

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".

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 14/03/01

Location:

2 Pine grove Twyford

Proposal:

Two-storey side /rear extension plus single storey side and rear extensions

Application Number: F/2001/3379

This property backs onto the Twyford Conservation Area and also the carpark to the Waitrose store. This is not one of the most visually sensitive edges of the Area.

Pine Grove is a relatively new development, and the majority of the properties are simple box-like structures, which do not reflect the local character, materials or details of the Conservation Area.

The proposals will have an impact on three of the four elevations. However, I consider the form of the proposed additions will help to reduce the box-like exterior of the present house, although the structural implications of replacing two side walls should be checked out with the Building Control at this stage.

I consider visual impact on the Conservation Area will minimal, and therefore I have no objection to proposal.

Harold Sanders

CONSERVATION+DESIGN

DELEGATED

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 26 February 2001

Application Number: F/2001/3379

Proposal: Proposed two storey side/rear extension to dwelling and single storey side and rear extensions.

Parish: TWYFORD PARISH

Site Address:
2, Pine Grove, Twyford, Reading.

Applicant:
Mr & Mrs Staig C/O Penn Planning.

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).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam Coggins.
2/3/01

1933

ADDRESS 2 PINE GROVE PARISH TWYFORD

PLOT No. ORD. SHEET No. SU. 8576 24

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
0/17/60	SMART & PTNRS	O/L.	12.2.60	CL
145/60	"	ROADS & SEWERS	11.6.60	APP C
132/63	"	DET. HOUSE & GARAGE	10.10.63	APP C
814/73	MR. G. ALEXANDER	2/3 C. DET.	10.5.73	C
F/2000/2640	Mr. & Mrs. Stacy	2 St/S front & S/St/R	12.12.00	R

MINISTRY DECISION

SPECIAL ORDERS PD. Land - HARDSTANDING & VEH. ACCESS - 1.8.96
PD Enq - Lean To - Mr. Stacy - 26/10/98

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

FOR OFFICE USE ONLY

DELEGATED

15.FEB.2001 - 3379

1. APPLICANT'S NAME: MR + MRS A. STAIG
ADDRESS: 2 PINE GROVE, TWYFORD BERKS
POST CODE: RG10 9HX PHONE:

2. If the applicant has an agent, all correspondence will be sent to the agent
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DOUBLE STOREY SIDE / REAR EXTENSION AND SINGLE STOREY SIDE EXTENSION

5. Give the area in hectares or part of a hectare
AREA OF SITE: 0.0142

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: 200.063 ~ 1

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

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TO MATCH EXISTING

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AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

VIA SOAKAWAY

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 - UNCHANGED

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	/	*	/	*	/	*
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.

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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 NR + MRS STAIG DATE 30.1.01

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".

FROM: Farah Humayun

DATE: 26 February 2001

RL D

- 1 MAR 2001

DELEGATED

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2001/3379

Proposal: Proposed two storey side/rear extension to dwelling and single storey side and rear extensions..

Site Address: 2, Pine Grove, Twyford, Reading.

Applicant: Mr & Mrs Staig C/O Penn Planning.

Your observations are required in respect of this application **by 22/03/2001** .

The Council would like to refer the District Council to the previous application number 2640 which was refused.

PLANNING SERVICES	HPT
HOL	TLS
DC	ENF
APP	
CS	
14 MAR 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ DATE: 6-3-01

Clerk To Twyford Parish/Town Council.

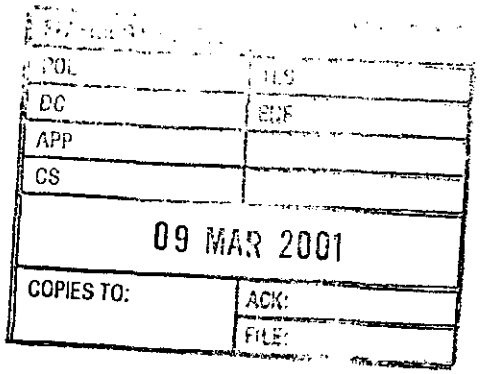
Our ref: SP\2001\003276\001
Your ref: F/2001/3379

Date: 6th March 2001

ENVIRONMENT AGENCY

FAO: Farah Humayun

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN



Dear Sir/Madam

2 STOREY SIDE/REAR EXTENSION & SINGLE STOREY SIDE & REAR EXTENSIONS
2 PINE GROVE, TWYFORD, READING

Thank you for your letter dated 26 February 2001 which was received on 02 March 2001. You are asked to quote the following reference in any correspondence: SU77NE/9/35.The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

Planning Conditions

Scientific Support: Contact Ian Doyle On 01276 454365

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

Advice To Planning Authority

Waste Regulation : Contact Miranda Wycherley On 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU 788 765	230m	King Georges Field, Twyford	Putrescible/ Household

In view of distance it is unlikely that landfill gas will present a risk to this proposal..

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

CC: Penn Planning, Martin Weller, 34 Ashley Drive, Penn, Bucks, HP108BE

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

Tel: 0118 974 6482

Date: **26 February 2001**

My ref: F/2001/3379

CONFIDENTIAL

Councillor Conway
20 Arnside Close
Twyford
RG10 9BS

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/2001/3379
2, Pine Grove, Twyford, Reading.
Proposed two storey side/rear extension to dwelling and single storey side and rear extensions.

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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3379**
2, Pine Grove, Twyford, Reading.
Proposed two storey side/rear extension to dwelling and single storey side and rear extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

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

Tel: 0118 974 6482

Date: **26 February 2001**

My ref: F/2001/3379

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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

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I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor C A Ferris

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

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

Tel: 0118 974 6482

Date: **26 February 2001**

My ref: F/2001/3379

CONFIDENTIAL

Councillor Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

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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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3379**
2, Pine Grove, Twyford, Reading.
Proposed two storey side/rear extension to dwelling and single storey side and rear extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

Received by Wokingham District Council

Application No: F/2001/3379

Proposal:
Proposed two storey side/rear extension to dwelling and single storey side and rear extensions.

Location:
2, Pine Grove, Twyford, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/03/2001. 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

26 February 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~07 FEB 2001~~ 05 FEB 2001	
Officer: FH	Application No. F/2001/3379

Map No. 29 Site 0.04
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE/REAR EXTENSION TO DWELLING AND SINGLE STOREY SIDE & REAR EXTENSIONS

Location: 2 PINE GROVE

Parish: TWYFORD Ward: Twyford ✓

Applicant: MR/MRS STAIG
fee paid 2000/2640

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	Parking layout. on 1:500 plan		
3	Forms unsigned			
4	Correct S 66 certificate	Front post Cert missing	phoned 6/2 to be sorted.	
5	Elevation plans		05 FEB 2001	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees ✓ .....
Conservation Officer adj to conservation area
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 ✓ 250 M landfill consultation

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
Planned commercial & shopping development

NEIGHBOURS:

Site notice and see map ✓
Conservation area

Penn Planning

ARCHITECTURAL DESIGN SERVICE

34 ASHLEY DRIVE, TYLERS GREEN
PENN, BUCKS., HP10 8BE
Tel/Fax (01494) 813082

DELEGATED

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

15.FEB.2001* 3379

Date: Tuesday, 30 January 2001
Your reference: F/2000/2640

Dear Sirs,

Re: Refusal for two storey side extension to dwelling and single storey side and rear extensions,
At: 2 Pine Grove, Twyford, Reading
For: Mr. And Mrs. A. Staig

Please find enclosed my re-application for the above proposed extensions and alterations.

Following discussions with my client and with the planning officer, I have made several alterations to the original refused scheme. These generally are:-

1. The roof height of the ridge to the double storey extension has been reduced, thus reducing the height and bulk of the extension as a whole.
2. The height of the roofs to the side elevation, both double storey element and dormer, have been reduced, again substantially reducing the size and bulk of the proposed extensions.
3. The single storey rear extension roof has been simplified and eaves level reduced from the previous scheme.

I trust that these amendments will allow you to give an approval to the revised scheme. However, should you wish to discuss the scheme further, please telephone me on the above number.

Thanking you in anticipation of your help, I remain;

Yours faithfully,

P.P. **Martin L. Weller**
(H.Tec.Cert.Civil Eng.)

c.c. Mr. And Mrs. Staig

E-mail <martin.weller@virgin.net>

Proprietor: Martin Weller

1933

ADDRESS 2 PINE GROVE PARISH TWYFORD

PLOT No. ORD. SHEET No. SU. 8576 24

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
0/17/60	SMART & STARR	O/L.	12.2.60	CL
145/60	"	ROADS & SEWERS	11.6.60	APP G
132/63	"	DET. HOUSE & GARAGE	10.10.63	APP G
814/73	MR. G. ALEXANDER	2/S/C. DET.	10.5.73	G
F/2000/2640	Mr. & Mrs. Stacey	2 St/S front & S/St/R	12.12.00	R

MINISTRY DECISION

SPECIAL ORDERS P.D. Enq. - HARDSTANDING & VEH. ACCESS - 1.8.96
PD Enq - Lean To - Mr. Stacey - 26/10/98

01494813082

Penn Planning

ARCHITECTURAL DESIGN SERVICE

34 ASHLEY DRIVE, TYLERS GREEN
PENN, BUCKS., HP10 8BE
Tel/Fax (01494) 813082

15.FEB.2001 3379

FAX TRANSMISSION

To: MRS HUNT

Company: WOKINGHAM D.C.

Fax number: 01189746484

Number of pages including this sheet: 3

Date of transmission:

Re:

Penn Planning reference: 200063

Your reference: F/2000/2640

Message:

Copy of Certificate as requested

for: Mr & Mrs Stag

2 Pine Grove

Twyford RG10 9HX

ref F/2000/2640.

Proprietor: Martin Weller

E-mail <martin.weller@virgin.net>

1789/a

SECTION 66 CERTIFICATE

DELEGATED WOKINGHAM DISTRICT COUNCIL

Application No. [redacted]

15.FEB.2001* 3379

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.

CERTIFICATE A

I certify that:

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

(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).

● 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) .....

~~E [illegible]~~

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.

● 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) . . . . . .

. . . . . .

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

on (d) . . . . . .

OR

(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).

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 . . [signature]

On behalf of . . MR + MRS STAIG

Date . . . 30-1-01

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

DELEGATED

FOR OFFICE USE ONLY

15.FEB.2001 * 3379

1.	APPLICANT'S NAME	MR + MRS A. STAIG
	ADDRESS	2 PINE GROVE, TWYFORD BERKS
	POST CODE	RG10 9HX PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	PENN PLANNING - Martin Weller
	ADDRESS	34 Ashley Drive, PENN, BUCKS Please quote agents ref: 200.063
	POST CODE	HP10 8BE PHONE 01494 813082
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	AS applicant
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DOUBLE STOREY SIDE / REAR EXTENSION AND SINGLE STOREY SIDE EXTENSION
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.044-2
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	200.063 ~ 1

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

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.

AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

VIA SOAKAWAY

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 - UNCHANGED

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	/ *	/ *	/ *
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

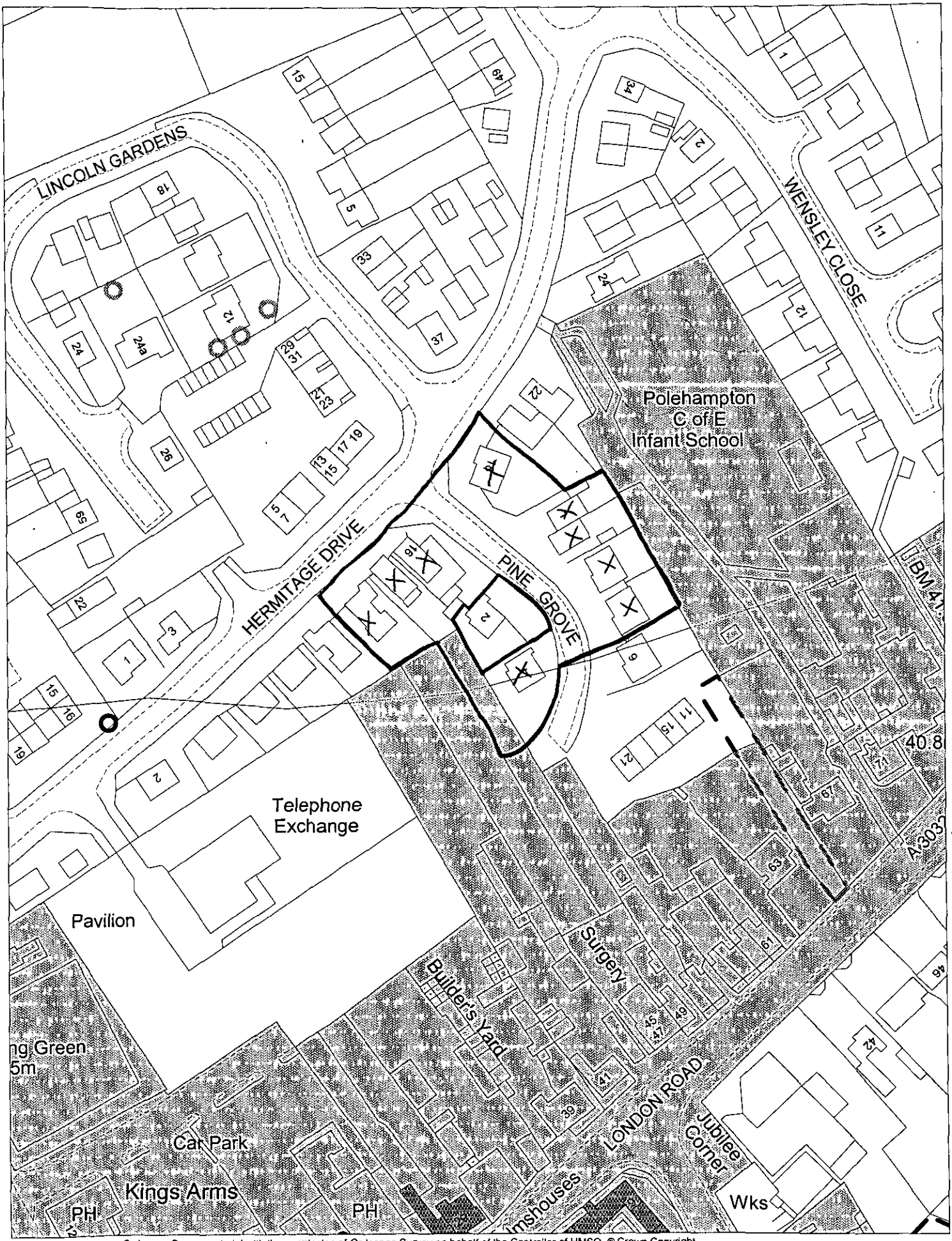
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

NO - REAPPLICATION OF F/2000/2640

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 NR + MRS STAIG DATE 30.1.01

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".



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
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Development Control Section, Environmental Services, Wokingham District Council.

2 February 2001

Scale: 1 : 1250

N W E S