APPLICATION NO:
F/2002/6168

LOCATION:
1 Rickman Close, Woodley Reading.

APPLICANT:
Mr A Holloway

PROPOSAL:
Proposed single storey side extension to dwelling to form new flat.

EARLIEST DATE FOR DECISION: **05/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
30/05/2002

CASE OFFICER: **Heidi Lynch**

APPROVED

120

D4

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Holloway
Handpost House
Barge Lane
Swallowfield
Berks
RG5 3LL

Application Number: F/2002/6168

Parish: **WOODLEY**

Location: **1, Rickman Close, Woodley, Reading.**

Proposal: **Proposed single storey side extension to dwelling to form new flat.**

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. The area shown on the permitted drawings for vehicle parking shall be provided prior to the occupation of the residential unit hereby proposed, and shall be kept available for such use and no development whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
4. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
4. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LT6 and LH1.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WT6 and WH1.

Informative
2. You are advised that surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
3. You are advised that no soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Informative
4. You are advised that roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Anna Cronin
Head of Planning & Transportation
Date: 27/05/2002

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.

6168

provided prior to the occupation of the residential unit hereby proposed, and shall be

No	Std Con	Std Reas	Non Std Conditions/Reasons for refusal
1	C001	R001	
2	C014	R014	
3			The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space. Reason: Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
4	C070	R070.	

Informatives for Approvals:

N16

Berkshire – EN1
London – LBE1, LBE2, LT6, LH1
Wokingham – WOS3, WBE1, WT6, WH1

1.	You are advised that surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.
2.	You are advised that no soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.
3.	You are advised that roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

27.5.02

Application Number: F/2002/6168

Appraisal:

The proposed development is the erection of a single storey side extension to an end-terraced building to form a new flat. The site is located in an identified settlement characterised by two-storey terraced dwellings and flats. To the west of the site is a parking area for the surrounding terraced buildings. A previous application for a side extension with an identical floor plan to be used as an additional flat, was approved on 23/08/00 (F/2000/1946). The only difference between the applications, is the change in roof over the proposed extension. The proposed roof on the current application has a pitched roof with a ridge height of 4.2m, whereas the previous plans had a flat roof with a false pitch at the front. This application is therefore an amendment to the previous consent granted.

The single storey extension has a window and door on both the front and rear elevations. The extension will be one-bedroomed and will be 0.2m away from the side boundary. It will be flush with the front flank wall of the adjoining terraced building, but will extend 0.56m from the rear flank wall.

1. Impact upon neighbouring properties

There is no direct impact on the surrounding properties in terms of day-lighting, overbearing or privacy issues due to the extension being single storeyed. The extension is bordered by a row of garages approximately 3.0m in height along the side boundary and is therefore screened and is not visually prominent. Only part of the roof would be seen and this is considered minor.

It is therefore considered that there would be no significant detrimental impacts upon neighbouring properties arising from this development.

2. Impact upon the street scene

Although a single storey side extension to be used as a flat would be an abnormality in the surrounding terraced maisonette blocks, the extension is sufficiently screened by the neighbouring garages so does not have an adverse negative impact on the visual amenity of the area.

There are no significant landscape features on the site and the front and rear gardens will be retained as such.

3. Impact upon highway safety

Two additional parking spaces will be formed to the rear of the site adjacent to the existing parking spaces. Highways have commented that approval of the application may exacerbate existing on-street parking problems. However as parking has been provided, it is considered there is no detrimental impact on highway safety to warrant refusal.

Recommendation: Approval: ✓ ~~**Refusal:**~~

WORK SHEET FOR : Heidi Lynch

Application Number : F/2002/6168

Applicant : Mr A Holloway .

Location : 1, Rickman Close, Woodley, Reading.
Proposal : Proposed single storey side extension to dwelling to form new flat.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 24/5/02

Date Registered : 04/04/2002

Earliest Date for Decision : 05/05/2002

Latest Consultation Date/Site Notice Expiry Date : 05/05/2002

This application will have expired on: 30/05/2002. 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 :

Highways - conditions as per previous application // SC:23 (inset: parking) SR:06
└ concur that proposal may exacerbate on-street parking in Rickman Close.

EnvironHealth - no objections

Landscape - no objections

Woodley Town Council - out of keeping with area

Planning Issues :

Groundwater Protection Zone
Identified settlement
Previous application 2000/1946
Protected tree

Loddon Area Plan

n° 1 contains 2 flats

RECORD OF SITE VISIT

SITE ADDRESS: 1 Rickman Close Woodley Reading.

APPLICATION NUMBER: F/2002/6168

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 24/5/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Terraced parades of houses, 2 storeyed.
Large area filled with single sty terraced garages.

3. DESCRIPTION OF SITE/BUILDING

End terraced building

4. RELATIONSHIP TO ADJOINING PROPERTIES

Garages on one side
Wont affect ote houses

5. SITE CONSTRAINTS

TREES NA

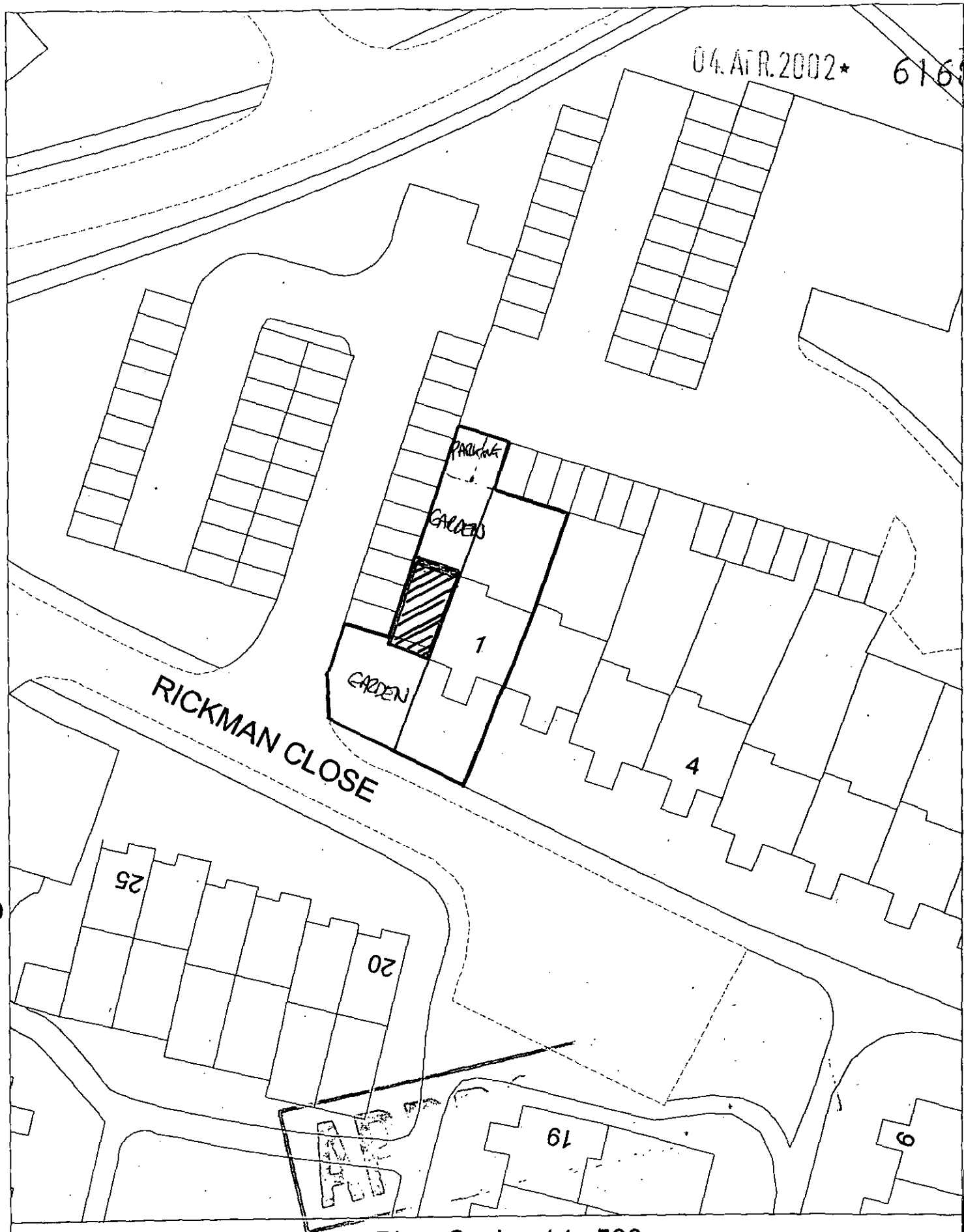
ACCESS/PARKING 2 parks to the rear.

LEVELS level

BOUNDARY TREATMENT Garages on one side.

OTHERS

Parking area - behind, it is a garden shed - would have to be moved for parking.



Site Plan, Scale: 1 to 500

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Date: 18 March 2002

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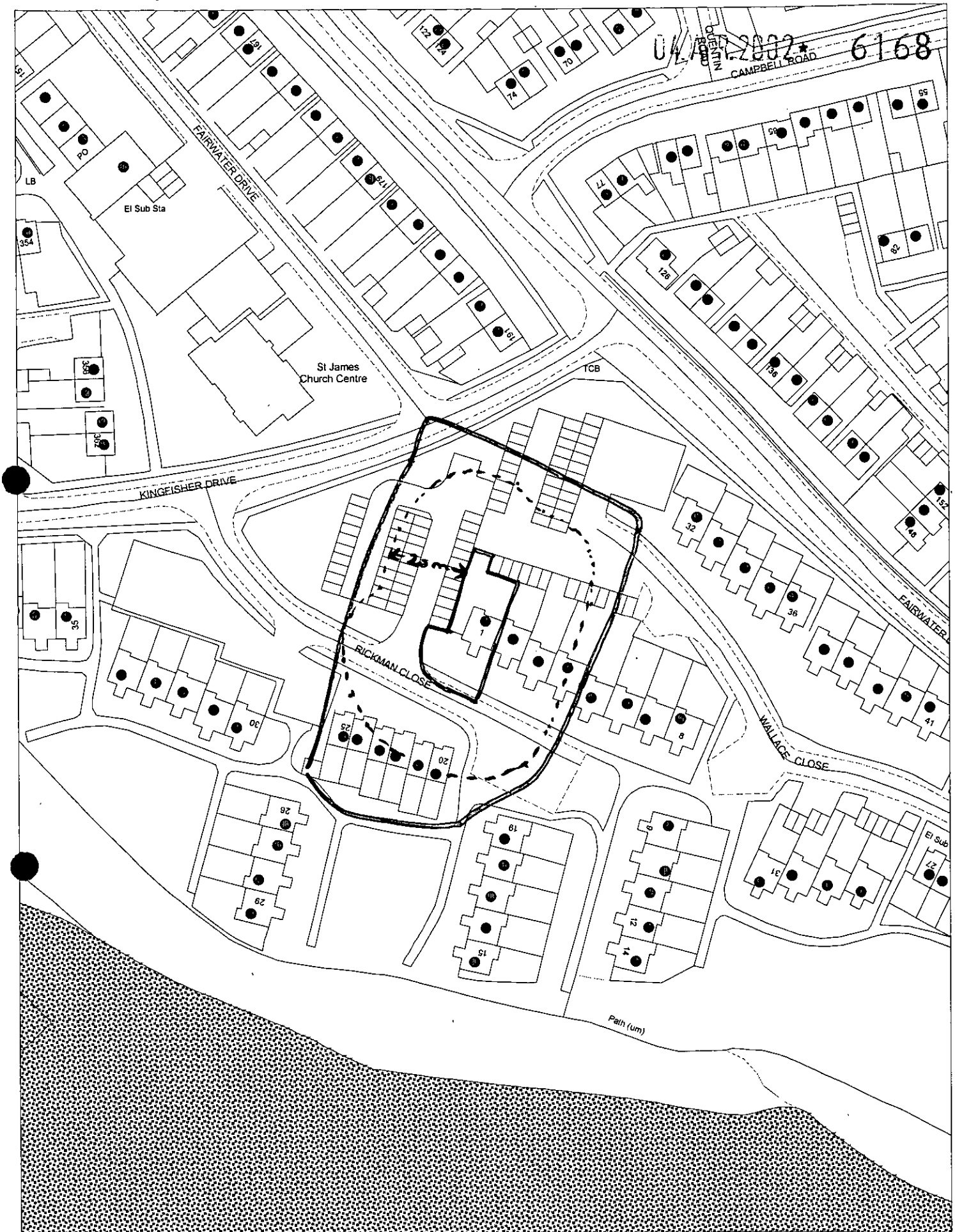

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Development Control Section, Environmental Services, Wokingham District Council.

26 March 2002

Scale: 1 : 1250

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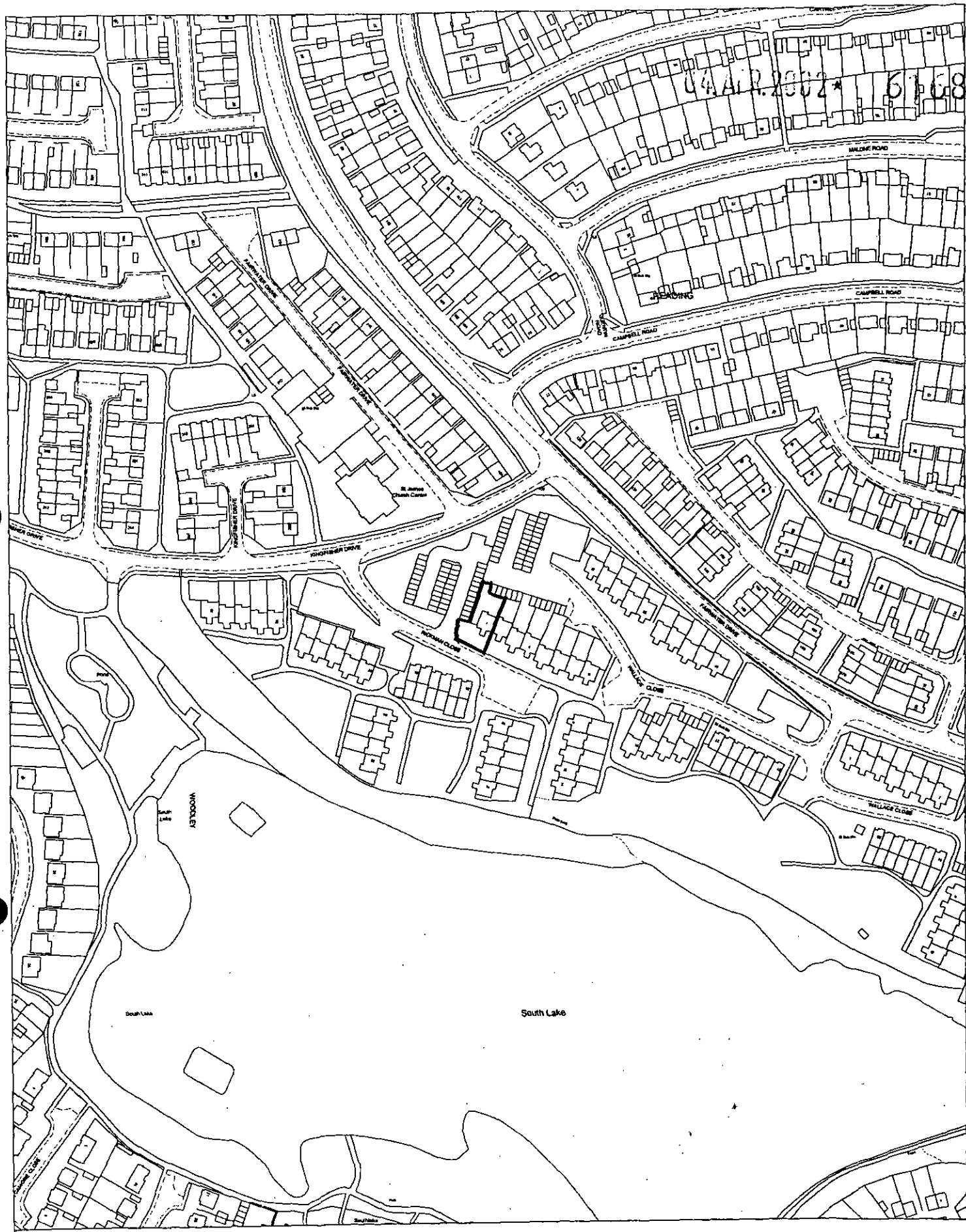
04.A.R.2002 * 6168



Site Plan, Scale: 1 to 2500

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Date: 18 March 2002

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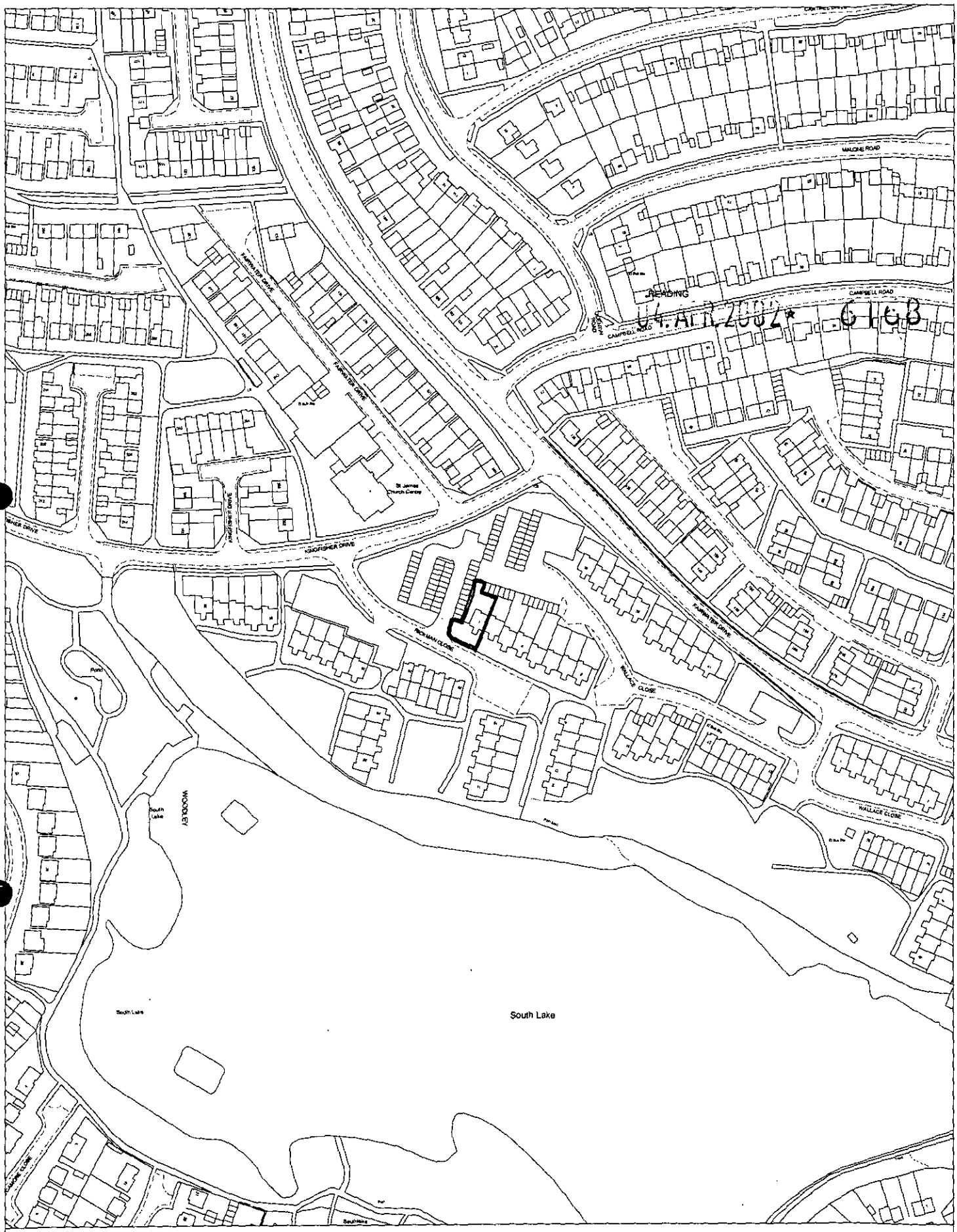

04.APR.2002* 6168

Site Plan, Scale: 1 to 2500

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Date: 18 March 2002

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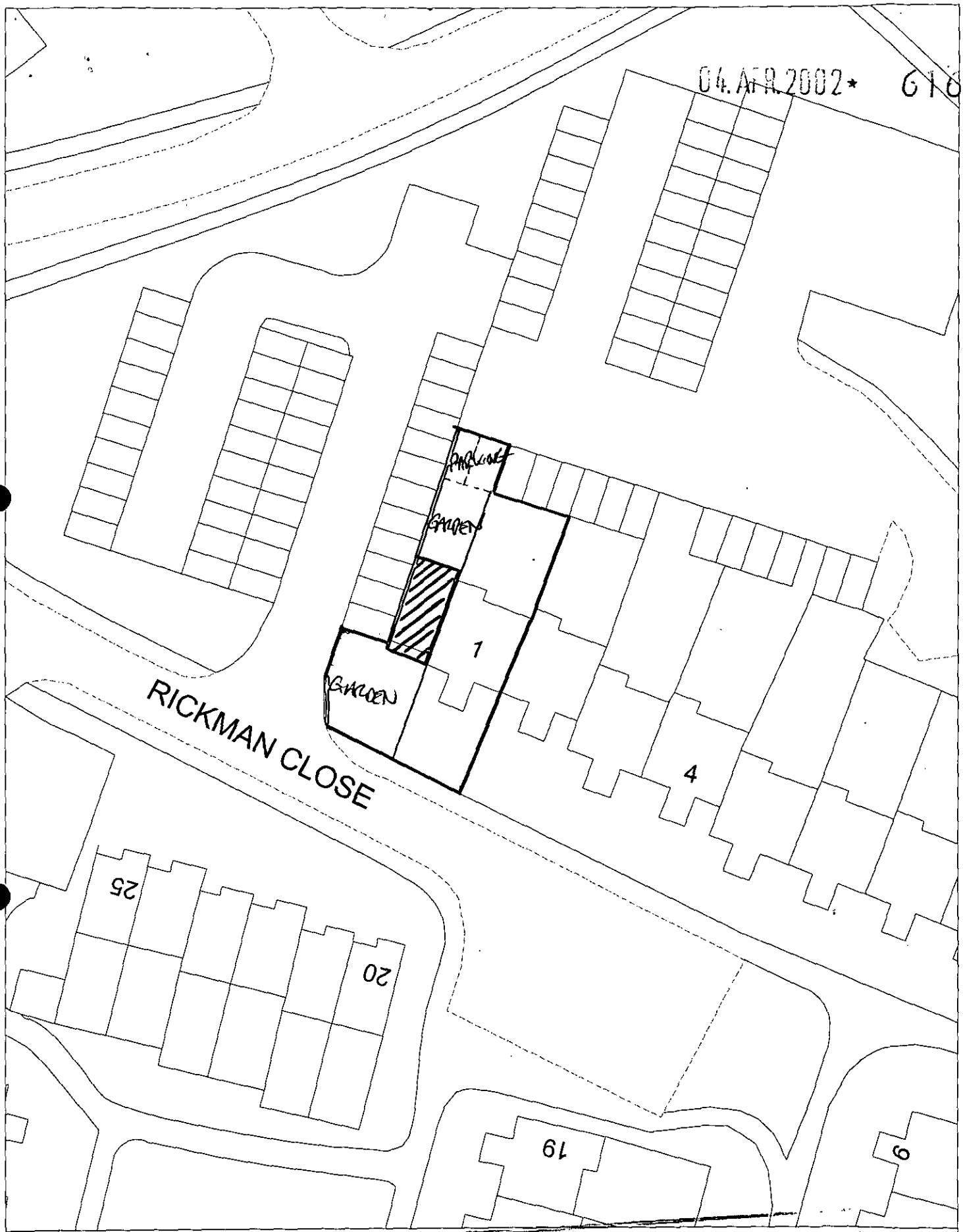
04 APR 2002* 6168



Site Plan, Scale: 1 to 500

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Date: 18 March 2002

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WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Heidi Lynch Development Control	Your Ref:	F/2002/6168
From:	Tom Payne Environmental Heath	My Ref:	000890
		Date.	15 April 2002

PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING TO FORM NEW FLAT.

1 RICKMAN CLOSE, WOODLEY.

These proposals have been evaluated and I have no environmental health objections to the application.

T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Heidi Lynch DATE: 7th May 2002

Location:	1 Rickman Close, Woodley, Reading
Proposal:	Proposed single storey side extension to dwelling to form new flat
Application Number:	F/2002/6168

In response to your consultation dated 12th April 2002 for the above application, the tree and landscape comments are as follows:

During my site visit I noted that construction work on the extension had already started. There are no significant landscape features within the site and consequently I do not wish to raise an objection to the granting of planning consent.



ROBERT PETROW
Consultant Landscape Architect

To:
Landscape

From: Heidi Lynch

Date: 12 April 2002 16 APR 2002

Application Number: F/2002/6168

Proposal: Proposed single storey side extension to dwelling to form new flat..

Site Address:
1, Rickman Close, Woodley, Reading.

11 (19)

Applicant:
Mr A Holloway .

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

TPO 3/1951 – Large area order (may not be any trees on site of this age ie 50 years old)

Work already started,
no sign. L/s features on site
plant up front garden

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 12 April 2002

Application Number: F/2002/6168

Proposal: Proposed single storey side extension to dwelling to form new flat.

Parish: WOODLEY TOWN

Site Address:
1, Rickman Close, Woodley, Reading.

Applicant:
Mr A Holloway .

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).

Comments + conditions as per app no. 1946.

Signed: _____ **Print name:** AC 17/4/02.

FROM: Heidi Lynch

DATE: 12 April 2002

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6168

Proposal: Proposed single storey side extension to dwelling to form new flat..

Site Address: 1, Rickman Close, Woodley, Reading.

Applicant: Mr A Holloway .

Your observations are required in respect of this application **by 05/05/2002**

PLANNING SERVICES	HPT
DC	ENF
07 MAY 2002	
	ACK:
	FILE:

The committee considered that this proposal would be out of keeping with the area.

Members also expressed some concern that building work had already started.

SIGNED: [signature]

DATE: 2.5.02.

Clerk To Woodley Parish/Town Council.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6168
CASE OFFICER: Heidi Lynch

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Application Number : F/2002/6168	Map No : 46
Case Officer : HL	Site Area : 0.05.
Valid Date : 4/4/02	Received Date: 19/03/2002

Level : Delegated Application

Description : Proposed single storey side extension to dwelling to form new flat.

Location : 1, Rickman Close, ~~Arborfield Cross, Reading~~ Woodley.

Parish : ~~AB~~ WY **Ward : ~~ARB~~ SOU** 12.4.02 JB.

Applicant : Mr A Holloway .

2/4

Fee Required: £190 **Fee Received: £190** (6) return cheque cheque = £195 not 190-00

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	garden area & pathway?	2/4	✓ 4/4
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED	None (Prev. app. was Cat B)	2/4	✓ 4/4
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 12.4.02 JB

Building Control

Heritage (Harold Sanders)

(Landscape) ✓

Trees

(Environmental Health) ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

(Highways) ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

NEIGHBOURS

2 x S/N — one on Rickman Close (S of site)
one on W site of site, where garage owners can see it

+ See map
+ Incl site inside red line
+ incl D. Jones
21 Rickman Close
Woodley
RG5 3LL

Note to officer: Site lies within a Groundwater Protection Zone. See guidance notes from Policy re Planning Informatives

No pre-apps.

Organisation_Name	Building_Name	address1	Postcode
		1RICKMAN CLOSEREADING	RG5 3LL
		2RICKMAN CLOSEREADING	RG5 3LL
		20RICKMAN CLOSEREADING	RG5 3LL
		21RICKMAN CLOSEREADING	RG5 3LL
		22RICKMAN CLOSEREADING	RG5 3LL
		23RICKMAN CLOSEREADING	RG5 3LL
		24RICKMAN CLOSEREADING	RG5 3LL
		25RICKMAN CLOSEREADING	RG5 3LL
		3RICKMAN CLOSEREADING	RG5 3LL
		4RICKMAN CLOSEREADING	RG5 3LL
	1A	1ARICKMAN CLOSEREADING	RG5 3LL
	2A	2ARICKMAN CLOSEREADING	RG5 3LL
	3A	3ARICKMAN CLOSEREADING	RG5 3LL
	4A	4ARICKMAN CLOSEREADING	RG5 3LL

F/2002/6168

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

Tel: (0118) 974 6482

Date: 12 April 2002

My ref: F/2002/6168

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor E Rowland
155 Fairwater Drive
Woodley
RG5 3JQ

Dear Councillor

Application Number: F/2002/6168
1, Rickman Close, Woodley, Reading.
Proposed single storey side extension to dwelling to form new flat.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Heidi Lynch** on **(0118) 974 6482** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2002/6168**
1, Rickman Close, Woodley, Reading.
Proposed single storey side extension to dwelling to form new flat.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor E Rowland

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

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

Tel: (0118) 974 6482

Date: 12 April 2002

My ref: F/2002/6168

WOKINGHAM UNITARY
Aiming for Excellence

Councillor C Lawley
26 Farriers Close
Woodley
RG5 3DD

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/2002/6168
1, Rickman Close, Woodley, Reading.
Proposed single storey side extension to dwelling to form new flat.

I write to let you know that the above mentioned application has been received.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/6168**
1, Rickman Close, Woodley, Reading.
Proposed single storey side extension to dwelling to form new flat.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor C Lawley

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

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

Tel: (0118) 974 6482

Date: 12 April 2002

My ref: F/2002/6168

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor K Gilder
360 Kingfisher Drive
Woodley
RG5 3LH

Dear Councillor

Application Number: F/2002/6168
1, Rickman Close, Woodley, Reading.
Proposed single storey side extension to dwelling to form new flat.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Heidi Lynch** on **(0118) 974 6482** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/6168**
1, Rickman Close, Woodley, Reading.
Proposed single storey side extension to dwelling to form new flat.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor K Gilder

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

Received by Wokingham District Council

Application No: F/2002/6168

Proposal:
Proposed single storey side extension to dwelling to form new flat.

Location:
1, Rickman Close, Woodley, 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 and 1.00pm - 4.00pm Sunday. Library 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/2002/6168 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/05/2002. 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.

Trevor Watson
Development Control Manager

12 April 2002

Tel. (0118) 974 6429 or 6433

04 APR 2002* 6168

Date: 02 April 2002

Your Ref:

My Ref: F/2002/6168

Mr A Holloway
Handpost House
Barge Lane
Swallowfield
Berks
RG5 3LL

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 Sir/Madam

Reference Number: 2002/6168

Site Address: 1, Rickman Close, Woodley, Reading.

Proposal: Proposed single storey side extension to dwelling to form new flat.

I return your application, as it is invalid and cannot be determined for the following reason(s);

No section 66. Please complete attached form and return as soon as possible.

Your cheque should be for £190.00 not £195.00.Please amend and return.

Please indicate any garden area (if any) and parking spaces on block plan.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

1769b

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.
BRICKWORK TO MATCH EXTG
TILES TO MATCH EXTG

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.
EXTG WALLS AND FENCES

16. HOW WILL SURFACE WATER BE DISPOSED OF?
SOAKAWAYS

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
SEE ENCLOSED SITE LAYOUT PLANS

19. HAS PROVISION BEEN MADE FOR THE DISABLED?
See notes for applicants
TO BE DISCUSSED (UNIT TO HAVE RAMPED ACCESSES)

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	1 /	*	0 /	*	0 /	*
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.
£190=00

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 A Holloway ON BEHALF OF A. Holloway ESQ DATE 18/3/02

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: 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				

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.'

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

6168

PART 1

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

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

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

FOR OFFICE USE ONLY
04 APR 2002
04.APR.2002* 6168

1. APPLICANT'S NAME		A. HALLIWAY ESQ
ADDRESS		HANDPOST HOUSE, BARGE LANE SWALLOWFIELD BERKS.
POST CODE	RG31	PHONE 01189 884470 07956817677
2. If the applicant has an agent, all correspondence will be sent to the agent — AGENT'S NAME		
ADDRESS		AS ABOVE
POST CODE		PHONE
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	1 RICKMAN CLOSE, WOODLEY READING BERKS
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		SINGLE STOREY ONE BEDROOM UNIT.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.009
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	PROPOSED & EXTG FLOOR PLANS & ELEVATIONS.

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	☐

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

04.APR.2002* 6168

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.

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

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) .....

ADDRESS 1/1A RICKMAN CLOSE PARISH WOODLEY

PLOT No. 83/84 (Stage 7) O.S. SHEET No. SU 7572 (46)

BUILDER Cooks of Reading Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/32/61	J.T. Cook & Son Ltd	Outline - Referred to RCPC		No decision
O/278/65	"	Outline	30.12.65	N/A. Refuse
O/76/66	"	"	11.3.66	N/A. Refuse
94/66	"	Layout	1.9.66	N/A. C/A.
PD/685/66	"	Roads, Sewers etc.	22.12.66	App. N/A.
12/70	Cooks of Reading Ltd	Maisonette	14.5.70	App. C/A
"	"	AMENDED DETAILS	6.8.70	App. Refuse C/A
F/2000/1946	Mr. Holloway No 1	Erect additional flat	23.08.00	
FP/2000/1311	Mr Halloway No 1.	one bedroomed flat	15.01.2001	REF.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/51

DRAINAGE