APPLICATION NO:
F/2000/1866

LOCATION:
21 Braybrooke Road, Wargrave Reading.

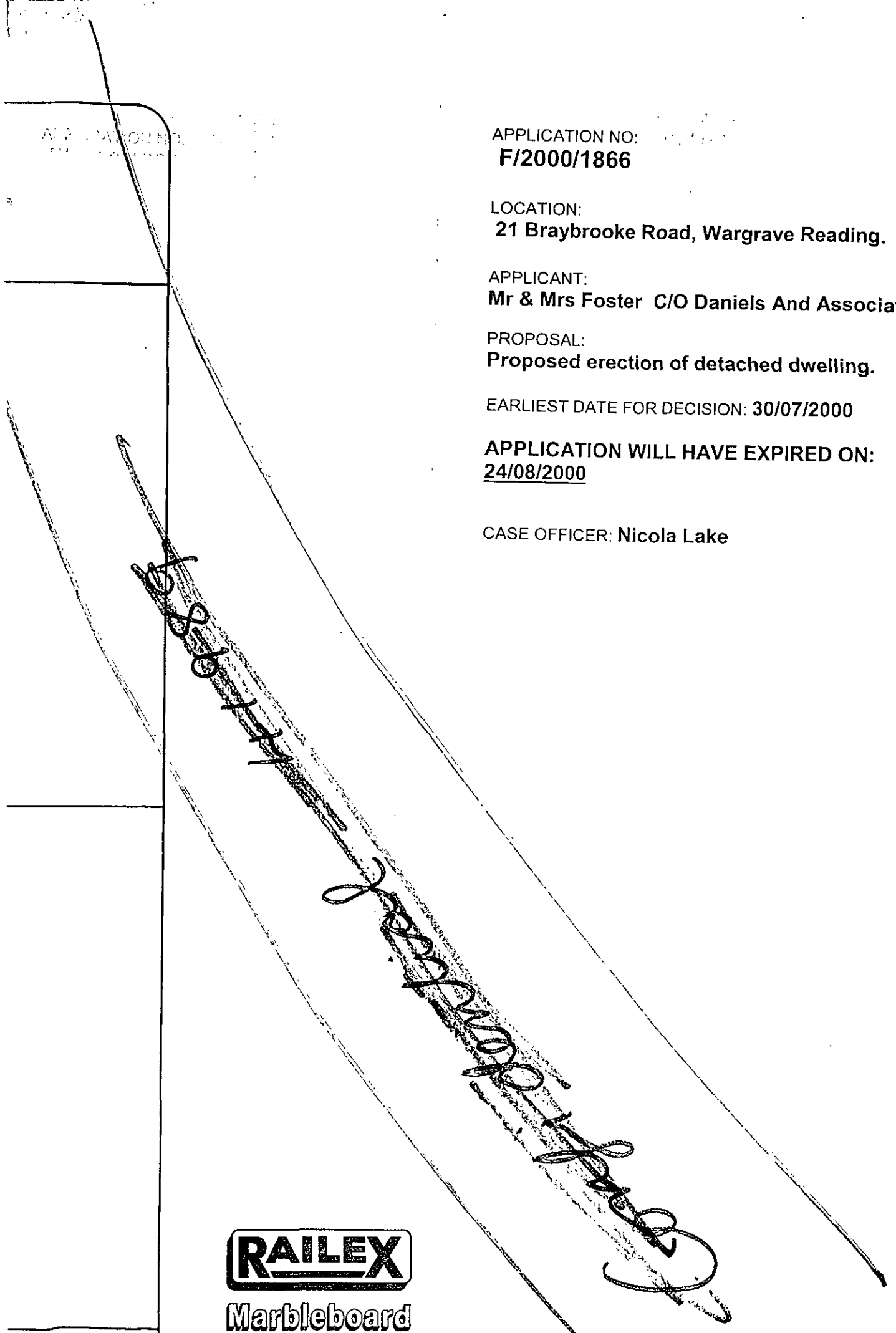
APPLICANT:
Mr & Mrs Foster C/O Daniels And Associates

PROPOSAL:
Proposed erection of detached dwelling.

EARLIEST DATE FOR DECISION: **30/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
24/08/2000

CASE OFFICER: **Nicola Lake**



RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Foster
C/O Daniels And Associates
28 Broad Street
Wokingham
Berkshire
RG40 1AB

Application Number: F/2000/1866

Parish: **WARGRAVE**

Location: **21, Braybrooke Road, Wargrave, Reading.**

Proposal: **Proposed erection of detached dwelling.**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. Notwithstanding the provision of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Schedule 2 Part 1 of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Condition
4. No construction work of any sort shall take place other than between the hours of 7.00 am and 7.00 pm Mondays to Fridays and 7.00 am to 1.30 pm Saturdays and no work shall take place on Sundays or Bank Holidays.

Condition
5. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
6. The ground floor, bathroom and toilet windows in the east elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
7. The area shown on the permitted drawings for vehicle parking and garaging 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
8. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; hard surfacing materials and measures for the protection of the existing trees that are on site during construction work.

Condition
9. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.

Condition
10. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Condition
11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
12. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority and thereafter maintained as such.

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

Reason
2. To ensure a satisfactory external appearance.

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

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. To safeguard the amenities of neighbouring residents and the locality.

Reason
6. In the interests of the amenities of the occupants of this property and other properties nearby.

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

Reason
8. In the interests of the character and amenities of the locality.

Reason
9. In the interests of the character and amenities of the locality.

Reason
10. In the interests of the character and amenities of the locality.

Reason
11. In the interests of the future health and amenity value of the trees.

Reason
12. To safeguard the amenities of neighbouring residents and the locality.

John Mitchell
Development Control Manager
Date: 10/08/2000

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

Daniels and Associates
Estd. 1972

28 Broad Street, Wokingham, Berkshire RG40 1AB
Tel: Wokingham (0118) 9790313/9772430 Fax: (0118) 9786789

STRUCTURAL ENGINEERING CONSULTANTS, CHARTERED BUILDING SURVEYORS & VALUERS

Our Ref: MJD/GSD/D4101

PLANNING SERVICES | HPT 28858
POL | TLS
DC | ENF
APP |
CS |
02 MAY 2000
COPIES TO: | ACK:
FILE:

Miss Nicola Lake,
Environmental Services Department,
Wokingham District Council,
P.O.Box 153,
Shute End,
Wokingham,
Berks. RG40 1WL

28th April, 2000

Dear Miss Lake,

Re: Planning Application F/2000/0404
Proposed dwelling at 21, Braybrooke Road, Wargrave.

Further to our meeting in your office today with my clients, Mr. and Mrs. Foster, I now enclose some revised sketches and would appreciate your comments before undertaking any further work of redesign.

You will note that I have taken the garage block from the western side and moved it to the eastern side of the site I have hipped the roof end facing No. 25 Braybrooke Road and narrowed the front bedroom.

The enclosed plans include the revised ground floor arrangement, the revised site plan and revised elevations.

I look forward to receiving your observations at the earliest opportunity.

Yours sincerely,

Michael J. Daniels, FRICS,FBEng.,MaPS,MRSH

Enc.

Copy to: Mr. and Mrs. B. Foster

Planning Enforcement

Memo

To: Nicola Lake

From: Jerry Hedley

Date: 21st June 2002

Re: 25 Braybrooke Road Twyford

Nicola,

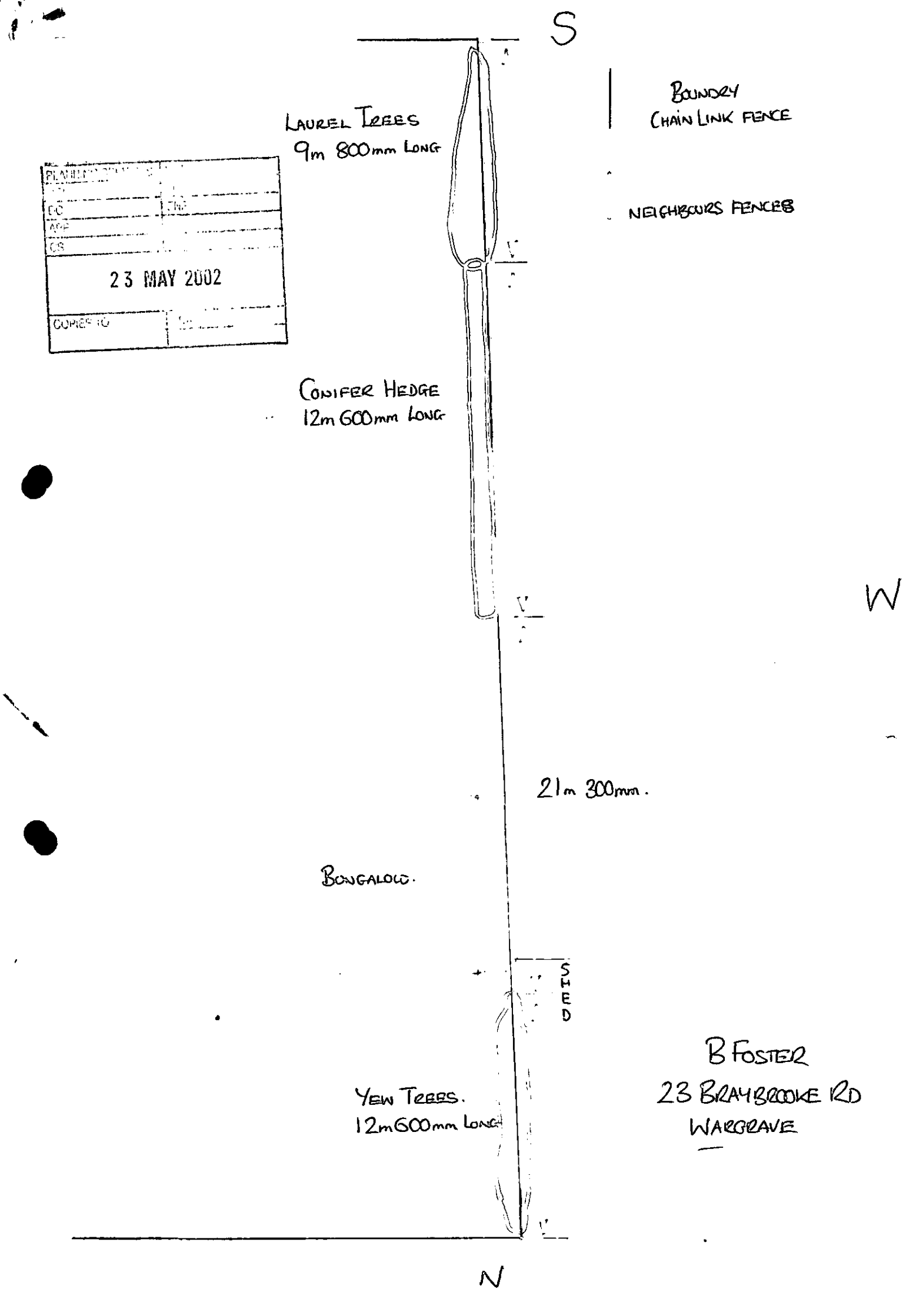
Attached is the householders proposal for the boundary treatment as required by condition 12 of F 2000/1866. I have also added some photos of what is existing.

You will note that the larch lap fencing is in fact the adjoining property's.

The issue is that the neighbour has advised us that the approved plans show a 1.8m close boarded fence and there isn't one there. He basically wants a nice new fence.

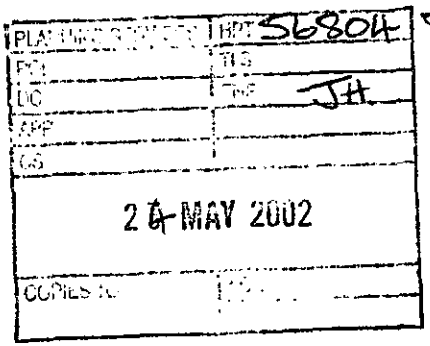
Can you advise me as to whether the house holders proposal satisfies the condition and is it acceptable.

Rgards JH



PLANNING
DC
ENG
APP
CS
23 MAY 2002
COMMENTS

B Foster
23 Braybrooke Rd
Wargrave



JH.

The Shacklers
23 Braybrooke Road
Wargrave.
Reading. RG10 8DD

Dear Mr J Hedley: ....

I enclose a plan of the western edge of my Property showing hedges, trees Fences and boundry chain link fence. All hedges and trees are over 18m High. I hope this information is of use to you.

Yours Sincerely

BFoster

BARRY FOSTER

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 10 November 2000
My ref: NL/F/2000/1866
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 J Daniels
Daniels and Associates
28 Broad Street
Wokingham
Berkshire
RG40 1AB

Dear Mr Daniels,

PROPOSED MATERIAL SAMPLES FOR THE ERECTION OF AN ADDITIONAL DWELLING ON LAND ADJOINING 21 BRAYBROOKE ROAD, WARGRAVE. APPLICATION NUMBER F/2000/0969.

Thank you for your letter and material samples of the 10 October 2000, regarding the above stated development.

I write to confirm that the proposed materials:

Facing Brick: Ibstock 'Grosvenor Autumn Flames'
Detail Brick: Ibstock 'Parham Red Stocks'
Roof Tile: Redland Downland – Woodland Brown.

Are approved as the materials that shall be used in the construction of the additional dwelling at land adjoining 21 Braybrooke Road, Wargrave. Therefore, the proposed details satisfies the requirements of condition 02 of application number F/2000/1886.

I hope this information is of assistance to you.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

Released

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1866	NC
BUILDING CONTROL NUMBER	FP 2000/0384A	Andy.
~~APPLICANT~~/AGENT	Daniels + Assoc	
ADDRESS OF SITE	Land at 21 Braybrooke Road CHARGRAVE	
DESCRIPTION OF PROPOSED WORK	new bungalow	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D4101 16	D 4101 16.
ELEVATIONS	D 4101 2 D 4101 1	D 4101 14 D 4101 12
FLOOR PLANS	D 4101 11	D4101 11

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/8/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	25/8/00	

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	

Tel: (0118) 974 6481

Date: 7.8.00.

My ref: F/2000/1866

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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/2000/1866
21, Braybrooke Road, Wargrave, Reading.
Proposed erection of detached dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 16.8.00.

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

PLANNING SERVICES	
POL	
DC	
APP	
CS	
09 AUG 2000	
COPIES TO:	ACK:
	FILE:

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/1866**
21, Braybrooke Road, Wargrave, Reading.
Proposed erection of detached dwelling.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: Date: 8-8-2000

Councillor F Browne

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6481

Date: 7.8.00.

My ref: F/2000/1866

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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This form must be received no later than 16.8.00.

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1866**
21, Braybrooke Road, Wargrave, Reading.
Proposed erection of detached dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6481

Date:

My ref: F/2000/1866

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

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: F/2000/1866
21, Braybrooke Road, Wargrave, Reading.
Proposed erection of detached dwelling..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1866

Applicant : Mr & Mrs Foster C/O Daniels And Associates.

Location : 21, Braybrooke Road, Wargrave, Reading.
Proposal : Proposed erection of detached dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 29/06/2000

Earliest Date for Decision : 30/07/2000

Latest Consultation Date/Site Notice Expiry Date : 30/07/2000

This application <u>will have expired on</u>: <u>24/08/2000.</u> 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 - no objection subject to conditions
Wargrave - object on grounds of overdevelopment
Landscaping - no objection in the principle to the subject of conditions

Planning Issues :

Site designation - within the Defined Settlement.

1) Impact upon the residential amenity of the neighbouring dwellings.

2) Impact upon the character and amenity of the street scene.

Application Number: F/2000/1866

Appraisal :

1.) Impact upon the residential amenity of the neighbouring dwellings.

The proposed development is for an additional dwelling to the side of No 21 Braybrooke. The proposed dwelling has been amended since its previous refusal, to hand the dwelling and by moving it further forward. The proposed development's further rear area will be hipped away from the boundary with No 25. With a gap of between 1.6m extending to 2.4 1.9m at the furthest rear point. There will be only 1 side facing window which will be round.

There would be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the residential amenity of the neighbouring dwellings.

2.) Impact upon the character and the appearance of the Street Scene.

The proposed development is of a similar style to the dwelling which occupies No 21. The properties along Braybrooke Road are of a variety of styles and designs. The proposed development would have no detrimental impact upon the character and appearance of the Street Scene.

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

(tick appropriate box)

Application Number F/2000/1866
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02 ·	
2	SC52	SR12 ·	
3		SR05	Notwithstanding the provision of the Town and Country Planning (General Permitted Development order) 1995 (or any order revoking and re-enacting that order) no buildings, extensions or alterations permitted by classes A, B, C, D and E of Schedule 2 Part 1 of the 1995 order shall be carried out without the prior written permission of the Local Planning Authority.
4	→	SR05	No construction work of any sort shall take place other than between the hours of 7.00 am and 7.00 pm Mondays to Fridays and 7.00 am to 1.30 pm Saturdays and no work shall take place on Sundays or Bank Holidays
5	SC18	SR05	Delete "by more than 300 mm."
6	SC20	SR24	Ground floor, Bathroom and toilet windows in the ~~west~~ East elevation
7	SC23	SR06	Parking + Garaging
8	SC40	SR17	include, parking layout, means of enclosure, finished levels and Contours, hard surfacing and measures for the protection of the existing trees that are on site during construction work.
9	SC41	SR17	
10	SC42	SR17 ·	
11	SC48	SR18	
12	SC50	SR05	

RECORD OF SITE VISIT

SITE ADDRESS: 21 Braybrooke Road Wargrave Reading.

APPLICATION NUMBER: F/2000/1866

OFFICER: Nicola Lake

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

Applicationo	Name & Address
F/2000/1866	Mr R Worthy 27 Braybrooke Road Wargrave RG10 8DN

App approved,
Letter sent 11/08/00

Received by Wokingham District Council

Application No: F/2000/1866

Proposal:
Proposed erection of detached dwelling.

Location:
21, Braybrooke Road, Wargrave, 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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/07/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

06 July 2000

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 28th July 2000

Location: 21 Braybrooke Road, Wargrave.

Proposal: Proposed erection of detached dwelling.

Application Number: F/2000/1886

In response to your consultation dated 6th July 2000 for the above application, the landscape comment is as follows:

The application is acceptable and fits in with the locality. However it is recommended that the large chestnut tree at the front is secured from damage to its roots during construction and afterwards. This could be achieved by moving the access route across the site, which necessitates felling the nearby pine tree before work starts.

Horse chestnut trees are typical ornamental trees in Wargrave and this tree is significant in the local street scene.

Otherwise both the chestnut and the pine tree will invevitably suffer during the construction works and after when the drive is in use, and the trees may soon show die back and signs of stress.

Patricia Green

Patricia Green
Landscape Consultant

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 06 July 2000

Application Number: F/2000/1866

Proposal: Proposed erection of detached dwelling.

Parish: WARGRAVE PARISH

Site Address:
21, Braybrooke Road, Wargrave, Reading.

Applicant:
Mr & Mrs Foster C/O Daniels And 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).

Sc 23 (Parking & Garaging) SR06
Sc 30 (SR13)
IN 08. - Any gates provided on the site should be set back at least 5m from the Highway Boundary (SR13).

Signed: _____ **Print name:** ADAM GOSSINS.

28/07/00

previous 0404.

FROM: Nicola Lake

DATE: 06 July 2000

DELEGATED

32472

AP

CS

CC

ACK:

FILE:

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/1866

Proposal: Proposed erection of detached dwelling..

Site Address: 21, Braybrooke Road, Wargrave, Reading.

Applicant: Mr & Mrs Foster C/O Daniels And Associates.

Your observations are required in respect of this application **by 30/07/2000** .

OBJECT:-

Over-development of the plot.

SIGNED: _____ DATE: 24/7/2000

Clerk To Wargrave Parish/Town Council.

NL.

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/1866 relates.

Address of site THE FIRS 21 BEAUBROOKE RD

WARGRAVE READING RG10 8DU

Signed

Date 15/1/00

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

PLANNING SERVICES	HPT
POL	ES
RP	
CS OBS	NV
13 JUL 2000	
COPIES TO:	ACK:
	FILE:

27 Braybrooke Road
Wargrave
Berks
RG10 8DU

11 July 2000

Your ref:
Nicola Lake
F/2000/1866 re 21 Braybrooke Road.
Wargrave

John Mitchell
Development Control Manager

Dear Sir

Thank you for your letter of 6 July. I would comment as follows

(1) In view of the small distance between the proposed property and my own boundary (No 27) I should be glad if particular care were taken in considering this aspect.

(2) To maintain a ~~rea~~ reasonable level of privacy the windows overlooking No 27 should be of minimum size & made of frosted glass or similar

Yours faithfully
[signature]
RICHARD WORTHY

WOKINGHAM D.C. DEVELOPMENT CONTROL (P) PRE-APP ATTACHED (P)

Start date: 29 JUN	
Officer: NL	Application No. F 2000/1866

Map No. 21 Site 0.055.
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description: 29.JUN.2000* 1866
(F) PROPOSED ERECTION OF DETACHED DWELLING

Location: 21 BRAYBROOKE ROAD

Parish: WARGRAVE Ward: Wargrave 6.7.2000

Applicant: MR | MRS FOSTER
resubmission 2000/0404 refused.

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			
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 : 6.7.2000 ✓ 6/7

Parish Council Informed - YES / NO ✓ 6/7

INTERNAL CONSULTATIONS

Building Control .....

Landscape ✓ 6/7 .....

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 (BABTIE) .....

Archaeological Site (BABTIE) : .....

Education .....

Social Services ✓ .....

Highways ✓ 6/7 .....

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:

.....

.....

Pre-app attached.

NEIGHBOURS:

S|N+ 25, 27, 29, & 31 Braybrooke Road

✓ 6/7 16, 20 22, 24, 19 Braybrooke Road ✓

1789/a

29 JUN 2000* 1866

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

● I have/The applicant has* taken all reasonable steps *open to me/him/her** to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

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

on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

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

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of MR & MRS B. FOSTER

Date 28.6.00

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

1769A

PLANNING APPLICATION PART I

29 JUN 2006 W866

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, 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 974 6428.

For office use only
Application No.

1.	YOUR NAME	Mr. and Mrs. B. Foster
	ADDRESS	21, Braybrooke Road,
		Wargrave, Berkshire
	POST CODE	RG10 8DU Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	Daniels & Associates,
	ADDRESS	28, Broad Street,
		Wokingham, Berks.
	POST CODE	RG40 1AB Tel. No. 0118 9790313
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	Land at 21, Braybrooke Road, Wargrave.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.0734 hectares
5. Give brief details of the proposal.	ABOUT THE APPLICATION	Proposed Bungalow
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	Owner

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	☑	1:100 Floor Plan	☑
1:500 Block Plan	☐	Other	☑
1:100 Elevations	☑	1:200 Block Plan	

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE	☐	ALTERATION or EXTENSION	☐
CONSTRUCTION OF NEW BUILDING	☑	DEMOLITION	☐
OTHER			

9. What type of Planning application are you applying for?

RESERVED MATTERS	☐	Go to Question 10.
OUTLINE PERMISSION	☐	State relevant outline permission No. Go to Question 10.
FULL PERMISSION	☑	Go to Question 11.
TEMPORARY PERMISSION	☐	State period required. *Go to Question 11.*
RENEWAL OF TEMPORARY PERMISSION	☐	State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS	☐	State relevant application No. Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		LANDSCAPIING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

Residential

12. 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~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

Multi-red face brickwork

Brown, concrete plain tiles.

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.

~~YES~~ / NO

Soakaways

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

To public sewers

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.

YES / ~~NO~~

18. 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

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	1
	3	
	4	
	5 or more	
	TOTAL	1
Nos. of residential units lost through demolition or conversion		0
	NET CHANGE	+1

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

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 (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 00.00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

Revised application following refusal - See F/2000/0404

SIGNED [signature] ON BEHALF OF Mr. and Mrs.Foster DATE 28.6.00

Before submitting this application check that you have answered all the relevant questions 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.

THE FIRS

PC 19 051 021

ADDRESS 21 BRAYBROOKE ROAD PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU. 7878 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/118/58	MR. E.C.K. FOSTER	O/APP. ONE BUNGALOW	8.7.58	- C/A
163/58	"	BUNGALOW	8.9.58	APP APP
PD/283/59	"	FUEL STORE & WORKSHOP	7.7.59	APP N/A
R/182/60	"	GARDEN SHED & GREENHOUSE	3.11.60	APP APP
R/212/63	"	BEDROOM, SUNROOM & SHED	3.10.63	APP APP
28867				
FP/2000/0404	Mr & Mrs B Foster	Erection 1 detatched dwelling	22.03.00	REF
FP/2000/0384	"	New 2 Bed Bungalow	24.3.00	APP

DATE OF COMPLETION

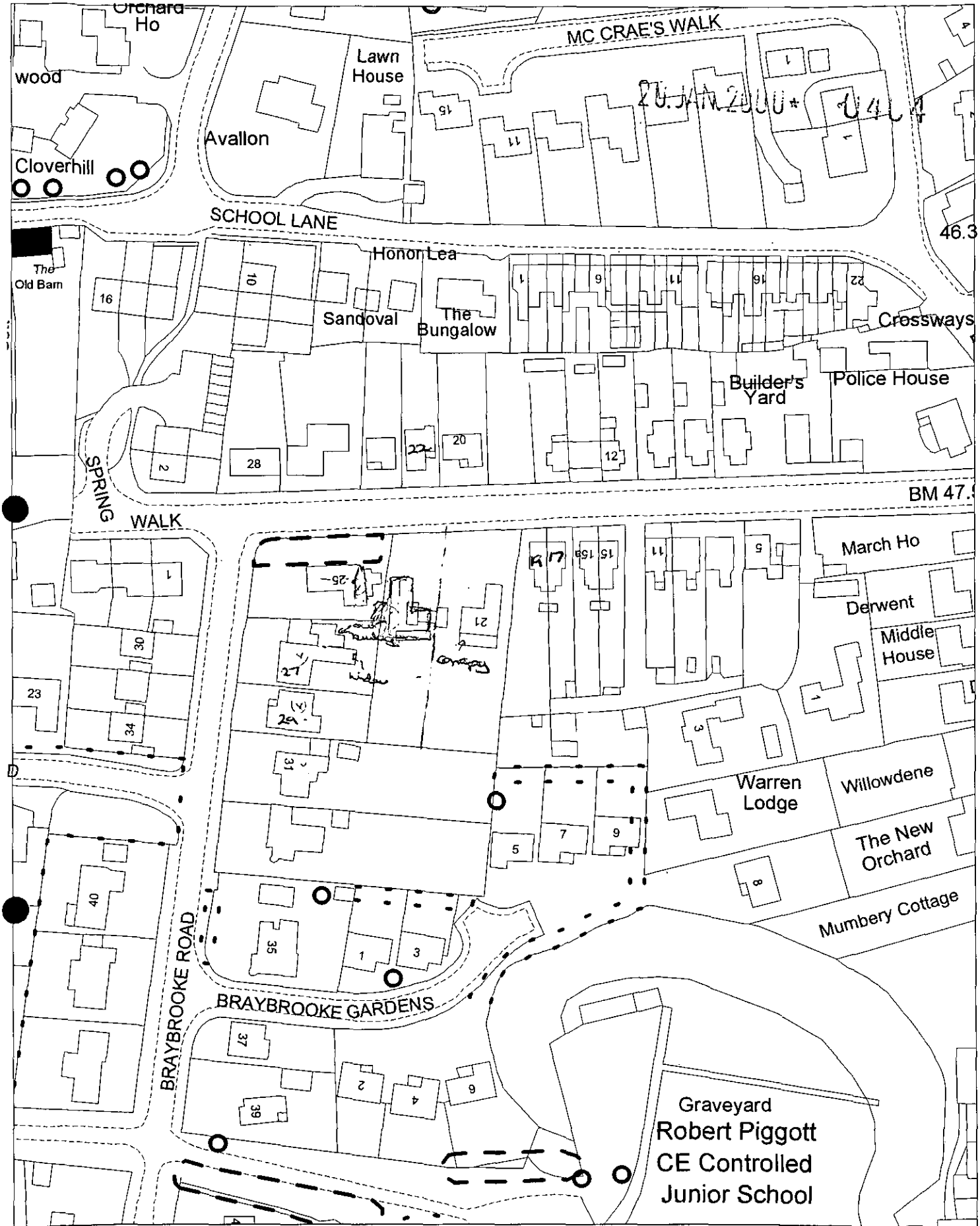
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

29 JUN 2000

1996



Site Plan, Scale: 1 to 1250

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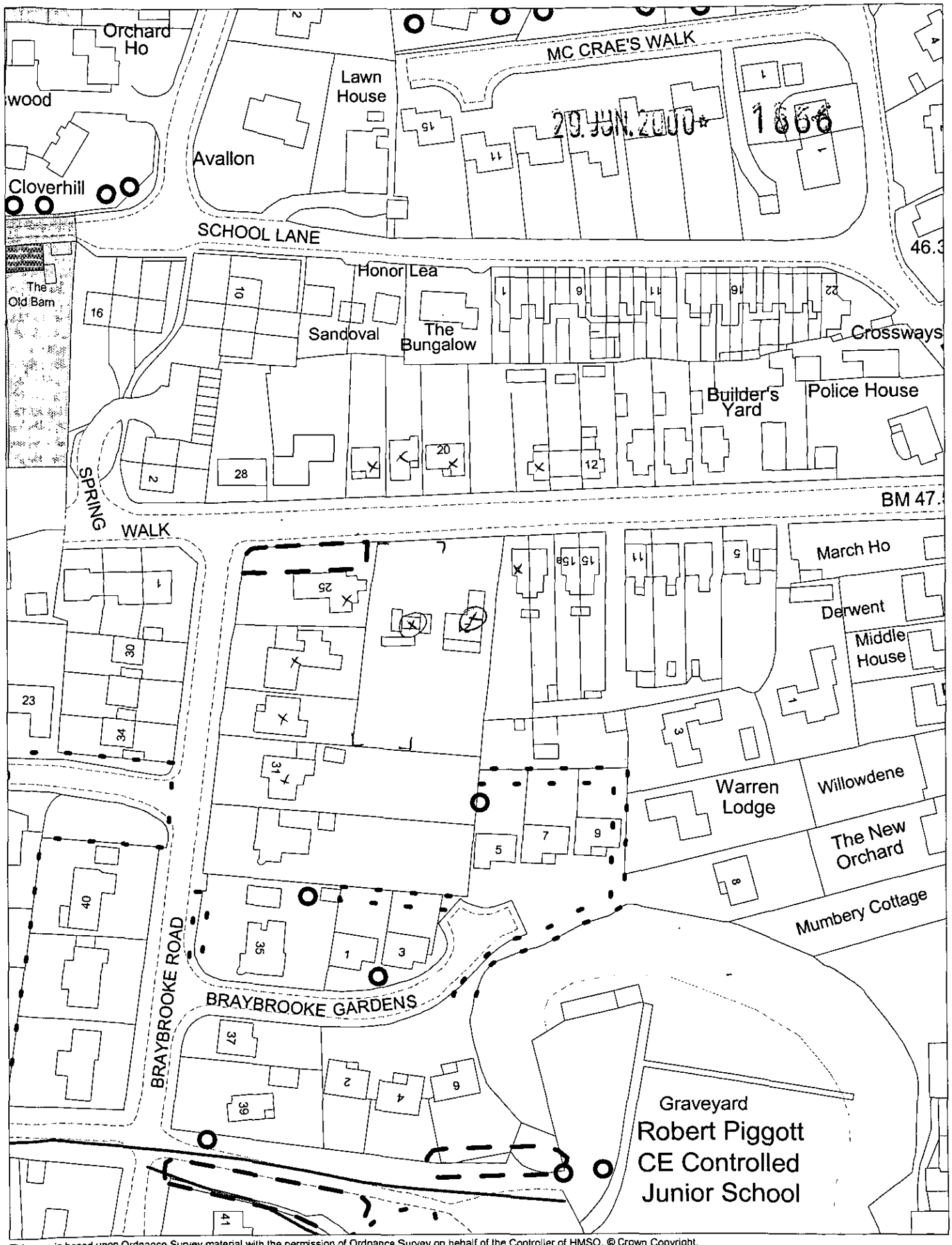
Date: 24 January 2000



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Development Control Section, Environmental Services, Wokingham District Council.
30 June 2000

Scale: 1 : 1250

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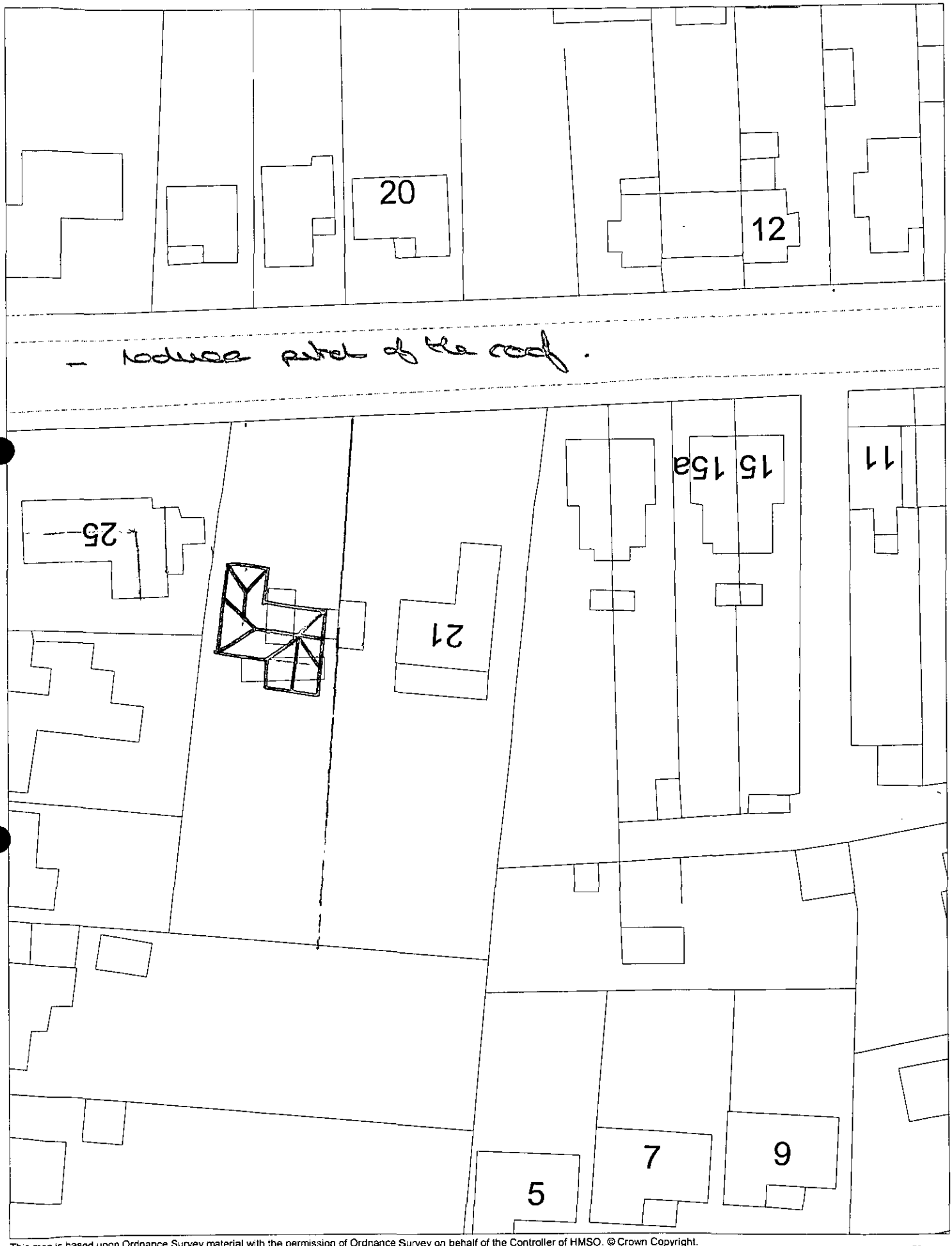

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Development Control Section, Environmental Services, Wokingham District Council.

5 May 2000

Scale: 1 : 500

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W E
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