APPLICATION NO:
F/2000/1015

LOCATION:
53 Plough Lane, Wokingham.

APPLICANT:
Mr M Taylor C/O Mr T Free

PROPOSAL:
Proposed first floor extension to dwelling (raising of roof) single storey rear extension to form conservatory and front porch.

EARLIEST DATE FOR DECISION: **28/04/2000**
28 day members exp: 02/05/2000
APPLICATION EXPIRY DATE: **15/05/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Taylor
C/O Mr T Free
Mulberry Cottage
Wheeler End
High Wycombe
Bucks
HP14 3NE

Application Number: F/2000/1015

Parish: **WOKINGHAM**

Location: **53, Plough Lane, Wokingham.**

Proposal: **Proposed first floor extension to dwelling (raising of roof) single storey rear extension to form conservatory and front porch.**

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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The bathroom window in the side facing Buttercup Close elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
4. 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.

Condition
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level or above, other than those shown on the approved drawings.

Condition
6. Surface water source control measures shall be carried out in acordance with details which shall have been submitted to and approved in writing by the Local Planing Authority before development commences.

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

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

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

Reason
6. To prevent the increased risk of flooding and to improve water quality.

Informative(s)
1. The Engineer at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.
2. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters) and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. Contact J C Hall on 01276 45 4393 for further details.

John Mitchell
Development Control Manager
Date: 19 May 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.

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1015

Applicant : Mr M Taylor C/O Mr T Free.

Location : 53, Plough Lane, , Wokingham.
Proposal : Proposed first floor extension to dwelling (raising of roof) single storey rear extension to form conservatory and front porch.

Site Notice Displayed ? :

YES	NO	DATE
	✓	10/4.

✓ 13/4/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 10/4 & 13/4.

Date Registered : 20/03/2000

Earliest Date for Decision : 28/04/2000

Latest Consultation Date/Site Notice Expiry Date : 28/04/2000

Application Expiry Date: 15/05/2000

Consultation Responses :

Wokingham TC: 25/4 - no objections.

Env Health: 12/4 - no objections

Highways: 25/4 - conditions

Env. Agency: - none received - received 15/5 - condition & informative.

Neighbours/SN none received

Planning Issues :

1) Impact upon neighbouring properties } WBE1, WOS3
2) Impact upon the street scene } SBE1, SBE2
3) Impact upon highway safety.

Application Number: F/2000/1015

Appraisal :

PROPOSAL: EXISTING BUNGALOW ON A CORNER PLOT WITH PLOUGH LANE/BUTTERCUP CLOSE
a) Single storey rear extn forming a conservatory
will extend 3.4m beyond existing building line & be of 3.4m width.
set 1.2m from boundary (1.8m close boarded fence) with Buttercup Close & 4.3m from boundary (1.8m fence) with Nº 51.
Pitched roof - 2.3m to eaves & 3.5m to ridge
b) Single storey front extn forming a porch
will extend 1.05m from front b'line & be 1.6m width with a pitched roof 2.4m to eaves & 3.4m to ridge
c) Raising of roof to form a first floor extn to be over the existing footprint (not to include proposed porch & conservatory).
It will be the same length/width as the existing ground floor ie/ 10.3 x 6.3m.
Scaled from drawings — Existing roof is pitched and hipped at front + back; 2.2m (eaves) & 5.2m (ridge)
Proposed pitched & hipped at front & back - 4m (eaves) & 6.5m (ridge) with a side dormer for the bathroom.
Boundaries 1.8m fencing surrounding at rear, open at front for access to driveway. 11m from boundary with Buttercup Close, 1.5m from Nº 51 & app 15m from rear boundary, will be 12m from rear boundary with conservatory)

① Impact upon neighbouring properties:-
Properties along Plough Lane are of mixed style design & detached.
Nº 51 Next door neighbour is 2 storey with ½ hip at the side and dormer at the front & rear. The 2 storey element of Nº 51 is set back app 2m from the rear b'line of Nº 53 & a single storey element extends ½ - 1m beyond Nº 53. Both Nºs 51 & 53 are set back from the boundary (Nº 53 has no side windows facing Nº 53).
As there would be no significant increase in footprint of Nº 53 & that Nº 51 is also a 2 storey dwelling & other properties are set away from the boundaries it is not considered that there will be any overlooking (Bedroom window obs. glazed) & no overshadowing/ overbearing ∴ no detrimental impact.

② Impact upon the streetscene:-
Properties along Plough Lane/Buttercup Close vary in size/style/ design. Buttercup Close - 2 storey dwellings, Nº 51 = 2. storey,

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

most of the properties opposite are 2 storey (opp. corner - Plough Lane/ Buttercup Close is a bungalow).
Nºs 41-47 has single storey flat roofed porches extending app 1m beyond the front building line.
materials used will match the existing & the proposed style of the roof echoes the existing.
∴ No detrimental impact to the street scene:

③ Impact upon highway safety.
2 bedrooms, 3 spaces proposed. If this remains - no impact (condition added)

Application Number F/2000/1015
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	SC01	SR02	
(2)	SC53	SR17	WORK
(3)	SC20	SR24	BATHROOM
			SIDE FACING BUTTERCUP CLOSE
(4)	SC23	SR06	PARKING
	INF08		
5	SC08	SR05	Add "finish floor levels or above, other than those shown on the approved drawings"
6			

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

	INFORMATIVE		

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact J C Hall on 01276 45 4393 for further details.*

Please can you re-do decision notice with extra condition & informative.

Thank you

Natalie.

RECORD OF SITE VISIT

SITE ADDRESS: 53 Plough Lane Wokingham.

APPLICATION NUMBER: F/2000/1015

OFFICER: Natalie Brown

DATE OF SITE VISIT: 10/4 and 13/4

1 SITE/STATUTORY NOTICE DISPLAYED ? ~~No~~ Yes 13/4 on telegraph pole outside property

2. DESCRIPTION OF SURROUNDINGS
Residential - detached properties - mixed style/type.

3. DESCRIPTION OF SITE/BUILDING
corner plot with Plough Lane + Buttercup close (detached).
Long rear garden - existing hipped roof property). shed in garden.
(from map) & no - small garden 1.8m fence at rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES
detached.
N° 51 has higher roof ~~hipped~~ pitched ends with front & rear dormer window. & ½ hip at sides. x 3.
N°51 : roof overhanging porch (app 1m beyond d'line) - not enclosed at front or sides.

has no side window facing N°53

Existing side window (obglazed) at N° 53 facing N° 51.
No side windows in N°51.
2c element at N° 51 upto 2m behind line of N° 53. (existing)
2c element app ½m - 1m beyond N° 53.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING At present - integral (existing) garage & parking for 2 cars.

LEVELS

BOUNDARY TREATMENT 1.8m fencing (close boarded) with Buttercup close (but not to pavement edge - grassy in between).
1.8m fence with → N° 51.

OTHERS
- opp corner plot Buttercup close/Plough Lane - Bungalow, pitched roof.
Buttercup Lane properties - 2storey - mixed designs hip & ½ hip ends to roof.

NB: proposed will be pitched at side and ½ hipped at front & back.

- opp (along Plough Lane).
Bungalow & 2storey dwelling. mixed design & roof shapes.
- N°s 47, 45, 43 + 41 - single storey flat roof porches extending app 1m beyond d'line (porches?)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	20 MAR 2002
Officer: NAB	Application No. F/2000/1015

Map No. 26... Site ..0.06....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED FIRST FLOOR EXTENSION TO DWELLING (RAISING OF ROOF) SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY AND FRONT PORCH

Location: 53 PLOUGH LANE

Parish: WOKINGHAM Ward: Norreys 414

Applicant: MR TAYLOR

Fee Received 95-00 (10) 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 : 4/4..... Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

..... 4/4

NEIGHBOURS:

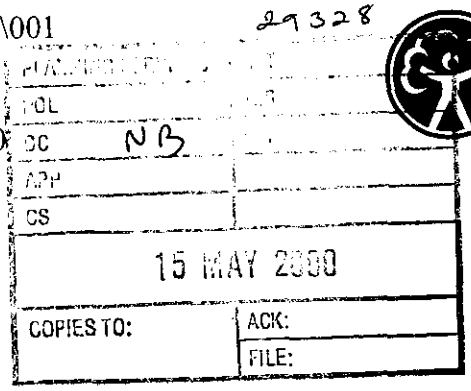
S/N + 20, 22, 24, 57 + 59 Plough Lane

1, 2, 3 + 23 Buttercup Close

Our ref: SP\2000\001586\001
Your ref: F/2000/1015

Date: 11th May 2000

29328



ENVIRONMENT AGENCY

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

For the attention of: Natalie Brown

Dear Madam

REAR EXTENSION - 53 PLOUGH LANE, WOKINGAM

Thank you for your letter dated 4 April 2000 which was received on 10 April 2000. You are asked to quote the following reference in any correspondence: **SU86NW/18/4**. 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

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact J C Hall on 01276 45 4393 for further details.*

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

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 Ref.	Distance from site	Landfill name	Details
SU 830 689	36 m	Plough lane	Filled with domestic waste in the 1940's

In view of the age of fill it is unlikely that landfill gas will present a risk to this proposal, but we would recommend the incorporation of air bricks into the foundations of the building to provide increased ventilation.

Development Control: Contact Amanda Reed on 01276 45 4331

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater is not at risk. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Cont/d..

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.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

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.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

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

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Mr T Free, Mulberry Cottage, Wheeler End, High Wycombe, Bucks HP14 3NE

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

Tel: (0118) 974 6492

Date: **04 April 2000**

My ref: F/2000/1015

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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

Dear Councillor

Application Number: F/2000/1015
53, Plough Lane, , Wokingham.
Proposed first floor extension to dwelling (raising of roof) single storey rear extension to form conservatory and front porch.

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1015**
53, Plough Lane, , Wokingham.
Proposed first floor extension to dwelling (raising of roof) single storey rear extension to form conservatory and front porch.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

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

Tel: (0118) 974 6492

Date: **04 April 2000**

My ref: F/2000/1015

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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DX: 33506 – Wokingham

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Yours faithfully

Head of Planning and Transportation

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53, Plough Lane, , Wokingham.
Proposed first floor extension to dwelling (raising of roof) single storey rear extension to form conservatory and front porch.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel: (0118) 974 6492

Date: **04 April 2000**

My ref: F/2000/1015

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1015**
53, Plough Lane, , Wokingham.
Proposed first floor extension to dwelling (raising of roof) single storey rear extension to form conservatory and front porch.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

Received by Wokingham District Council

Application No: F/2000/1015

Proposal:
Proposed first floor extension to dwelling (raising of roof) single storey rear extension to form conservatory and front porch.

Location:
53, Plough Lane, , Wokingham.

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

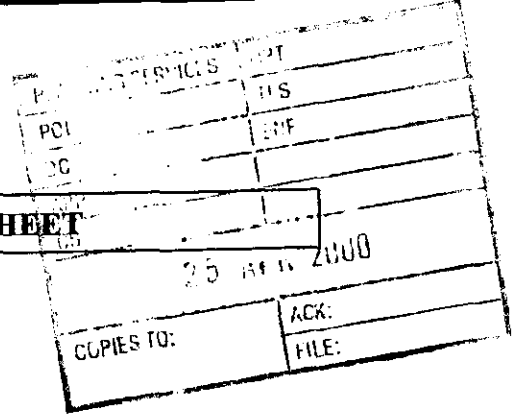
PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/04/2000. 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



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1015

Proposal: Proposed first floor extension to dwelling (raising of roof) single storey rear extension to form conservatory and front porch.

Site Address: 53 Plough Lane, Wokingham

Applicant: Mr M Taylor C/O Mr T Free

Your observations are required in respect of this application by **28/04/2000**

No objections

SIGNED: _____ **DATE:** 19/4/00

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 04 April 2000

Application Number: F/2000/1015

Proposal: Proposed first floor extension to dwelling (raising of roof) single storey rear extension to form conservatory and front porch.

Site Address:
53, Plough Lane, , Wokingham.

Applicant:
Mr M Taylor C/O Mr T Free.

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 (SR 06)

IN08.

Signed: N.S. Trotter 13-4-00 **Print name:** N TROTTER

28267

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney, Environmental Health

My Ref: JRM/PA

To: Natalie Brown, Planning

Your Ref:

Date: 11 April, 2000

APPLICATION NO: F/2000/1015
PROPOSAL: PROPOSED FIRST FLOOR EXTENSION TO DWELLING (RAISING OF ROOF) SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY AND FRONT PORCH
SITE ADDRESS: 53 PLOUGH LANE, WOKINGHAM

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

J mullaney

John Mullaney

~~[illegible]~~

ADDRESS 53 PLOUGH LANE ~~[illegible]~~ PARISH WOK.

PLOT No.

ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/19985	MR. R. DEMEYER	Two bed bungalow/garage	25/8/83.	SA C/A.
BR 24015	53 [illegible] GLOVER	"	15.1.85	REL N/A
22942	"	O/L 7 DET. DWELLINGS & R/O DET. BUNGALOW	13.12.82 7.3.85	REL N/A REL
23511	"	"	23.5.85	C/A
~~[illegible]~~				~~[illegible]~~
~~[illegible]~~				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - R Dormers - 5/10/98 - Terry Morton

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

Householder planning application form

20.MAR2000* 1015

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR. M. TAYLOR 53 PLOUGH LANE WOKINGHAM BERKS. 01189 · 776826.
2	Agent's Name Address and postcode Phone number	MR. T. FREE MULBERRY COTTAGE WHEELER END HIGH WYCOMBE BUCKS. HP14 3NE 01494 · 881888.
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS APPLICANT.
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR EXTENSION INCLUDING RAISING RIDGE HEIGHT BY 1.5OM, FRONT ENTRANCE PORCH AND REAR CONSERVATORY.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	ROOF TILES AND FACING BRICKWORK TO MATCH EXISTING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☑ No ☐
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

Crystal Mark
Clarity ...ved by

Please turn over

1305B

9	How many bedrooms does the property have?	Existing: Two	Proposed: THREE
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

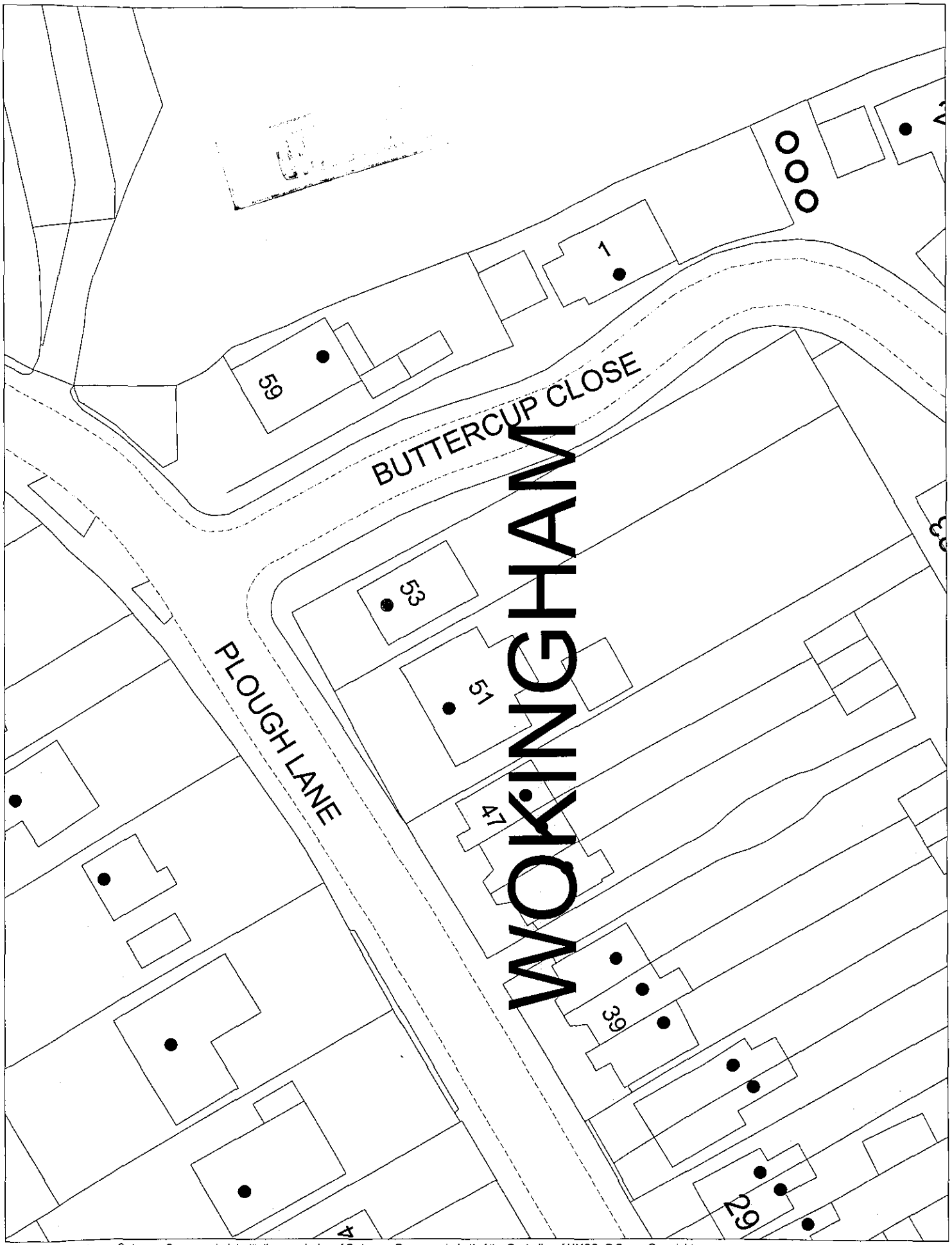
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr. M. Taylor.

Date 15.3.00

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐



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Development Control Section, Environmental Services, Wokingham District Council.

26 April 2000

Scale: 1 : 500

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