APPLICATION NO:
F/2002/5876

LOCATION:
17 Easby Way, Lower Earley Reading.

APPLICANT:
Mr R Singh C/O Peter Watkins

PROPOSAL:
Proposed conversion of garage to granny annexe and single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **14/03/2002**
Member Listing date: 19/3/02
APPLICATION WILL HAVE EXPIRED ON:
08/04/2002

CASE OFFICER: **Richard Kelly**

APPROVED

D1 960

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Singh
C/O Peter Watkins
48 Broomfield Road
Tilehurst
Reading
Berks
RG30 6AL

Application Number: F/2002/5876

Parish: **EARLEY**

Location: **17, Easby Way, Lower Earley, Reading.**

Proposal: **Proposed conversion of garage to granny annexe and single storey rear extension to 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. 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. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
4. The garage conversion hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of and ancillary to the residential dwelling located on the site.

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

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

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

Reason
4. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

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

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

Loddon Area Local Plan Policies LBE1, LT5 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WBE1, WT6 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 26/03/2002

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.

Applicationo	Name & Address
F/2002/5876	Mr T Baldin 15 Easby Way LOWER EARLEY RG6 3XA
Application Approved	Letters sent 03.04.02

WOKINGHAM UNITARY
Aiming for Excellence

Application Number: F/2002/5876 – 17 Easby Way, Lower Earley, Reading

Appraisal:

This application is for the conversion of the garage and a single storey side extension. The application is necessary owing to permitted rights having been removed. This application raises four issues:

Impact on streetscene: LBE 1, LBE 2, WBE 1, WOS 3

The proposal involves the insertion of a window and door where the garage door is now. The creation of a separate front-facing door could give rise to an additional use. Therefore a condition requiring the conversion to be ancillary to the house is suggested. The change of the garage door is not in itself undue harm.

Impact on adjoining properties: LBE 1, WBE 1

Objections have been received from the neighbour at No 15 Easby Way. The issues raised regarding drainage and ventilation will be covered by building regulations. With regard to the issue on encroachment, the drawings show the proposal as being within the curtilage of the property, but an informative will be included.

Impact on highway safety (parking provision): LT 5, WT 6

Subject to a condition requiring the retention of the driveway there is no objection on highway grounds.

Impact on environmental health:

The site is within a landfill consultation zone but the risk from landfill gas is low. However, the Environmental Health department have suggested a condition restricting the times at which work may be carried out in the interests of minimising noise nuisance however this is not normally attached to householder applns. and would be unreasonable to do so in this instance.

Approve ~~**Refuse**~~

Application Number F/2002/5876
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	
4	C062	R062	Insert: ~~[illegible]~~ garage conversion
5			Works relating 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 8am and 7pm Monday to Friday and 8am to 1:30pm Saturdays and at no time on Sundays, Bank or National Holidays.
			REASON: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Informative for approvals	
N16	N04
LODDON AREA LOCAL PLAN POLICIES:	LBE1 LT5 LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1 WT6 WOS3
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 26.3.02

RECORD OF SITE VISIT

SITE ADDRESS: 17 Easby Way Lower Earley Reading.

APPLICATION NUMBER: F/2002/5876

OFFICER: Richard Kelly

DATE OF SITE VISIT: 7/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Detached houses

3. DESCRIPTION OF SITE/BUILDING Detached house

4. RELATIONSHIP TO ADJOINING PROPERTIES Set well back from No. 15 Easby Way

5. SITE CONSTRAINTS

TREES None affected

ACCESS/PARKING Adequate

LEVELS Flat.

BOUNDARY TREATMENT 1.8m fence to No. 15.

OTHERS 15 has c. 3m - 3.5m conservatory on side nearest 17.

Application Number: F/2002/5876 – 17 Easby Way, Lower Earley, Reading

Appraisal:

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Approve ~~**Refuse**~~

ENVIRONMENT AGENCY

Our Ref : SP/2002/005359-1/1
Your Ref : F/2002/5876

Date : 21 March 2002

PLANNING SERVICES | REF 54593
POL | TLS
DC RK | FILE
APP |
CS |
25 MAR 2002
COPIES TO | INIT

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

Dear Sir/Madam

PROPOSAL: *CONVERSION OF GARAGE TO GRANNY ANNEXE & SINGLE STOREY REAR EXTENSION TO DWELLING*
LOCATION: 17 EASBY WAY, LOWER EARLEY, READING

Thank you for your letter dated 19 February 2002, received on 20 February 2002. Please quote the following reference in any correspondence: SU77SE/1/21. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

Landfill Sites

According to our records, there is a Sewerage Works within 250 metres of the site, as follows:

Grid reference	***Distance from site***	***Landfill name***	***Details***
SU759702	160m	Lower Early Sewerage Works	Industrial and Commercial

In view of distance from the site and nature of the facility it is unlikely that landfill gas will present a risk to this proposal.

Watercourses

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

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

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

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.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Rainwater and Greywater recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering. We enclose advice in a factsheet on rainwater and grey water collecting.

DECISION NOTICE

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 contact me, quoting the reference at the beginning of this letter.

Yours sincerely

ANDREW CHAMBERLIN
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: andrew.chamberlin@environment-agency.gov.uk

CC: Mr Peter. H Watkins

FROM: Richard Kelly

DATE: 19 February 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
18 MAR 2002	
COPIES TO	ACK:
	FILE:

Application Number: F/2002/5876

Proposal: Proposed conversion of garage to granny annexe and single storey rear extension to dwelling..

Site Address: 17, Easby Way, Lower Earley, Reading.

Applicant: Mr R Singh C/O Peter Watkins.

Your observations are required in respect of this application **by 14/03/2002** .

No Objection

SIGNED: _____ DATE: 14 MAR 2002

Clerk To Earley Parish/Town Council.

Mr. R. Kelly
Development Control Officer
Wokingham Unitary
Ref:- F/2002/5876

OBS

PLANNING SERVICES	HPT
POL	TLS
DC RK	GHF
APP	
CS	

0 4 MAR 2002

COPIES TO

Mr. T. Baldin
15, Easby Way
Lower Earley
Reading
RG6 3XA

1/03/02

Dear sir

With reference to the above planning application I have the following comments/queries which I would like to be answered:-

1) Approx. 200mm away from the proposed east wall of the extension (in my garden) there is an inspection cover which I believe forms part of the soil drainage from no.17 Easby Way. The application shows the drain running north away from the property.
However, I believe that it is actually routed via the above box and then heads north to another box, again on my property, and out to the street.
No account seems to have been taken of the box adjacent to the new extension and I am concerned how the foundations and walls will be built so close to this box.

2) In relation to the foundations, I notice that the intention is for the new walls to form the new boundary with my property. I do not want any part of my property dug up for foundation trenches, and I do not want any part of the foundation encroaching on my property. I have established shrubs along that boundary, the roots of which would obviously get damaged by any excavation. The extension wall will have to be set back from the boundary to ensure that the foundations and guttering etc. are entirely within the boundary of No.17.

3) My last point concerns the vents from the kitchen and new shower room/toilet. The plans do not show where these vents are to be located and I do not want them venting at eye level into my garden. I would like the vent from shower room/toilet to be taken to at least 3000mm above ground level, where it could vent without a problem.

Yours faithfully

T. Baldin

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Richard Kelly, Development Control

From: Tom Payne, Environmental Health

Your Ref: F/2002/5876

My Ref: 000205

Date: 22 February 2002

PROPOSED CONVERSION OF GARAGE TO GRANNY ANNEXE AND SINGLE STOREY *REAR EXTENSION TO DWELLING.*

17 EASBY WAY, LOWER EARLEY, READING.

These proposals have been evaluated and I have the following comments. According to our records, there is one landfill site within 250 metres of the site.

NGR	Distance	Landfill Name	Landfill Description
SU 759 702	150 m	Lower Earley Sewage Works	Industrial

In view of the nature of the waste and its distance from the site it is unlikely that landfill gas will present a risk to this proposal.

Hence I have no environmental health objections to this proposal with the imposition of the following conditions:-

1. 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 8am and 7pm Monday to Friday and 8am to 1.30pm *Saturdays and at no time on Sundays, Bank or National Holidays.*
   Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

cc Paul Eggleton, Building Control

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 19 February 2002

Application Number: F/2002/5876

Proposal: Proposed conversion of garage to granny annexe and single storey rear extension to dwelling.

Parish: EARLEY TOWN

Site Address:
17, Easby Way, Lower Earley, Reading.

Applicant:
Mr R Singh C/O Peter Watkins.

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).

C12, R12.

Signed: _____ **Print name:** AE 20/02/02

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

Tel: (0118) 974 6229

Date: **19 February 2002**

My ref: F/2002/5876

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

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/2002/5876
17, Easby Way, Lower Earley, Reading.
Proposed conversion of garage to granny annexe and single storey rear extension to dwelling.

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 **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2002/5876**
17, Easby Way, Lower Earley, Reading.
Proposed conversion of garage to granny annexe and single storey rear extension to dwelling.

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

Signed: _____ Date: _____
Councillor Swindells

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

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

Tel: (0118) 974 6229

Date: **19 February 2002**

My ref: F/2002/5876

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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

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If you have any questions please do not hesitate to contact **Richard Kelly** on **(0118) 974 6229.**

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/5876**
17, Easby Way, Lower Earley, Reading.
Proposed conversion of garage to granny annexe and single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

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

Tel: (0118) 974 6229

Date: **19 February 2002**

My ref: F/2002/5876

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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

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17, Easby Way, Lower Earley, Reading.
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If you have any questions please do not hesitate to contact **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2002/5876**
17, Easby Way, Lower Earley, Reading.
Proposed conversion of garage to granny annexe and single storey rear extension to dwelling.

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

Signed: _____ Date: _____
Councillor Smith

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

Received by Wokingham District Council

Application No: F/2002/5876

PROPOSAL:
Proposed conversion of garage to granny annexe and single storey rear extension to dwelling.

LOCATION:
17, Easby Way, Lower Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (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/2002/5876 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/03/2002. 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.

Head of Planning and Transportation

19 February 2002

Application Number : F/2002/5876	Map No : 58
Case Officer : RK	Site Area : 0.03
Valid Date : 11/02/02	Received Date: 11/02/2002

Level : Delegated Application

Description : Proposed conversion of garage to granny annexe and single storey rear extension to dwelling.

Location : 17, Easby Way, Lower Earley, Reading.

Parish : EA Ward : LIT

Applicant : Mr R Singh C/O Peter Watkins.

Fee Required: £0 Fee Received: £0 – PD rights removed.

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			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
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

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 (Land Fl) ✓

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

NEIGHBOURS

.....

S+N + See map

.....

No pre-apps

OTHERS

.....

.....

.....

.....

.....

.....

EARLEY 1.4.86

ADDRESS 17 EASBY WAY PARISH ~~WOODLEY~~

PLOT No. 126 AREA G LOWER EARLEY ORD. SHEET No. SU7670 19

BUILDER PHASE II

Plan No.	Applicant	Description of Development	Date of Decision	Decision
12521	Wimpey	Det hse & garage	14. 2 80	NA CA
BR13428	"	" "	13 8 80	app NM

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

5876

Environmental Services

For office use only.
Application number: 11.FEB.2002* 5876

Householder planning application form

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. R. SINGH 17 EASBY WAY LOWER EARLEY 9612044
2	Agent's Name Address and postcode Phone number	PETER H. WATKINS 48 BROOMFIELD ROAD TILEHURST RG30 6AC 9423696
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.	17 EASBY
4	Give brief details of the proposal for example, two storey side extension. About the application	GARAGE CONVERSION & REAR EXTN. (PERMITTED DEVELOPMENT)
	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 & BRICK TO MATCH
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 ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 4
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.	£ EXEMPT	
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: P. Wall

on behalf of Mr. Singh

Date 23-1-2002

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

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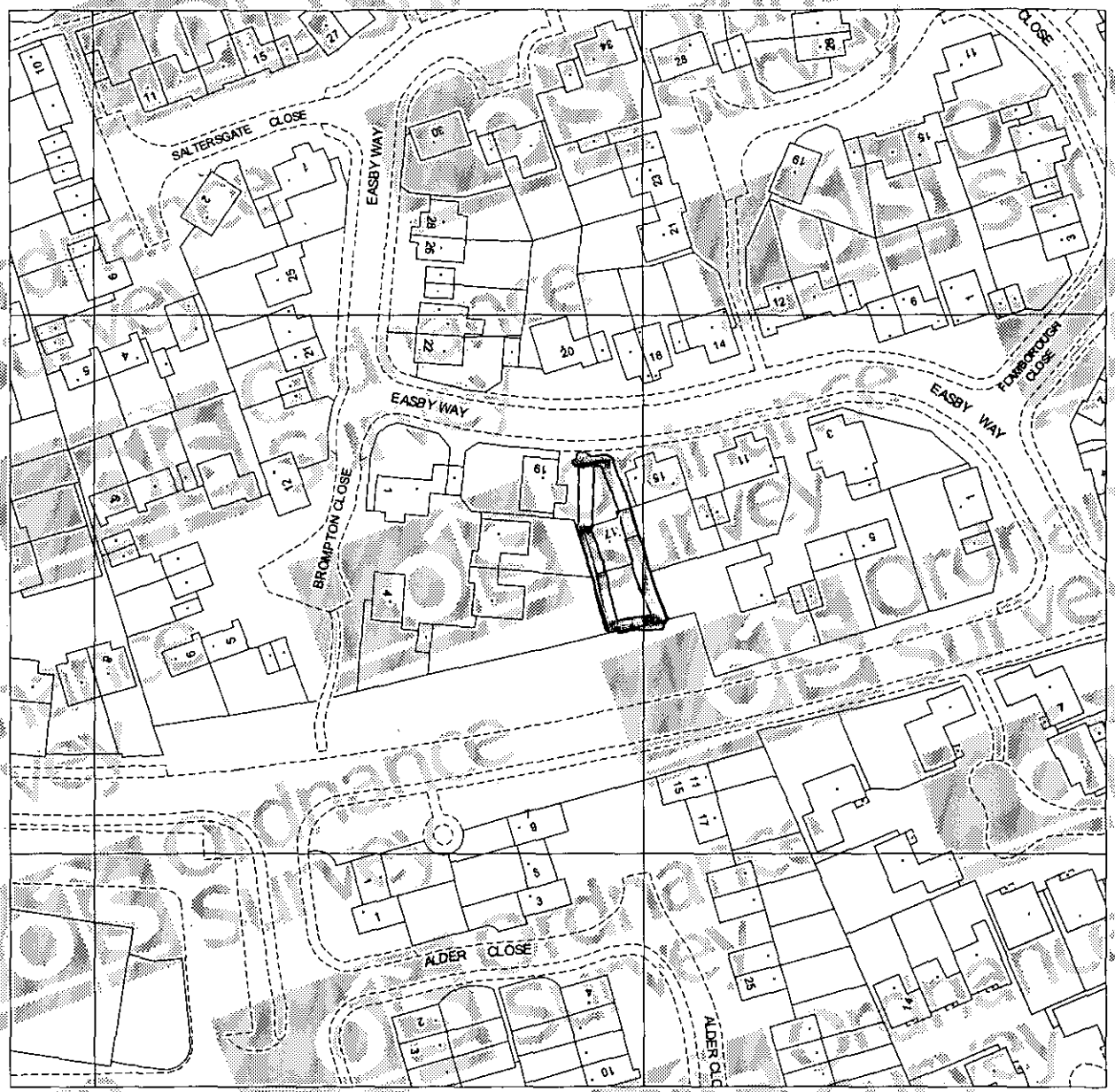
Siteplan®

1:1250 Scale



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20 0 20 40 60 80

Metres

Centre coordinates : 475984mE 170456mN

National Grid sheet reference at centre of this Siteplan: SU7570SE.

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Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4228

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/. Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary.....Electoral Division
Ward Boundary.....Ward
Boro Const Bdy.....Constituency
Euro Const Bdy.....(County Borough or European)
Und.....Undefined
CB.....Centre of Bank
CD.....Centre of Ditch
CR.....Centre of Road
CS.....Centre of Stream
Def.....Defaced
FF.....Face of Fence
FW.....Face of Wall
SR.....Side of River
TB.....Top of Bank
TkH.....Track of Hedge
RH.....Root of Hedge

Other Information

Chy.....Chimney
El P.....Electricity Pillar or Pole
ETL.....Electricity Transmission Line
FB.....Foot bridge
FS.....Flagstaff
GP.....Guide Post
GVC.....Gas Valve Compound
LB.....Letter Box
Meml.....Memorial
MHW.....Mean High Water
MLW.....Mean Low Water
NTL.....Normal Tidal Limit
P.....Post or Pole
PC.....Public Convenience
PH.....Public House
PO.....Post Office
PW.....Place of Worship
TCB.....Telephone Call Box
Tk.....Tank or Track
(um).....Unmade
W.....Well

CHARTER MARK

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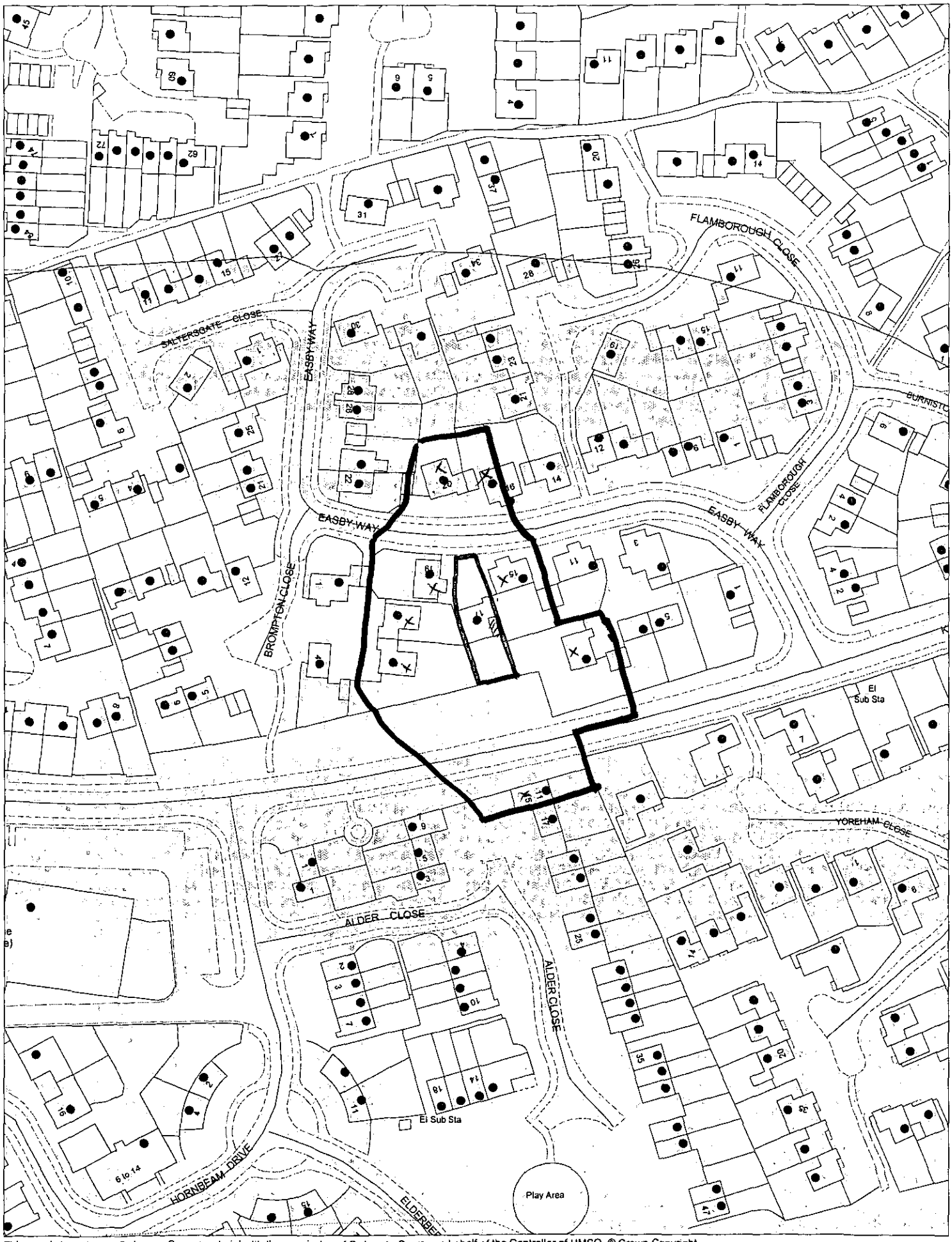

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Development Control Section, Environmental Services, Wokingham District Council.

15 February 2002 Scale: 1 : 1250

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