2763

SYSTEMS LTD

SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2001/3325

LOCATION:
17 Lancaster Gardens, Earley Reading.

APPLICANT:
Mr G Cassie C/O R F Hood

PROPOSAL:
Proposed first floor rear extension to dwelling.

EARLIEST DATE FOR DECISION: **11/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
04/04/2001

CASE OFFICER: **Helen Pollock**

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Cassie
C/O R F Hood
12 Kirkfell Close
Tilehurst, Reading
Berkshire
RG31 6QL

Application Number: F/2001/3325

Parish: **EARLEY**

Location: **17, Lancaster Gardens, Earley, Reading.**

Proposal: **Proposed first floor 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. 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
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
6. The bedroom 3 window in the north elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

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

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

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

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

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

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 03/04/2001

Notice checked by: 

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

Prahaid

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3325	HP
BUILDING CONTROL NUMBER.	P/2001/1571	Alan
~~APPLICANT~~/AGENT	R F Hood.	
ADDRESS OF SITE	17. Lancaster Gardens EARLEY	
DESCRIPTION OF PROPOSED WORK	First floor rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	P/649/1	P/649/1
ELEVATIONS	-u-	-u-
FLOOR PLANS	-u-	-u-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	✓	
DATE	24/4/01	

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	

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/3325

Applicant : Mr G Cassie C/O R F Hood.

Location : 17, Lancaster Gardens, Earley, Reading.
Proposal : Proposed first floor rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	20/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : 20/02/01

Date Registered : 07/02/2001

Earliest Date for Decision : 11/03/2001

Latest Consultation Date/Site Notice Expiry Date : 11/03/2001

This application will have expired on: 04/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways: C/A

Earley T.C: No objection.

Planning Issues :

1) Impact upon the street scene.
2) Impact upon neighbouring properties
3) Impact upon highway Safety.

Application Number: F/2001/3325

Appraisal:

The proposed development is for a first floor rear extension above the existing single storey rear extension, to form an additional bedroom (taking the total to 4) and an extra bathroom. The proposed development would be 3.65m deep, 6.5m wide with a pitched roof and gable end; it will stand 5m to the eves and 8m to the ridge. The property is detached and the rear garden is enclosed with 3m+ tall conifers to the sides and a 2.5m hedge and 5+m conifers to the rear.

1) Impact upon neighbouring properties

The proposed development would involve inserting a new obscurely glazed first floor window in the existing North side elevation facing No.16, which itself has two small windows in the side elevation, as the proposed window would be obscured there would be no problem with overlooking. The new rear windows that are also proposed would not result in overlooking, as there are playing fields to the rear. The proposed extension would protrude only 1.5m from the rear of No.16, and would be about 4m away; as such it would not be overshadowing or overbearing (no objection letters have been received). The neighbouring property at No.18 is set forward of No.17 and the proposal is 4.5m of the boundary so would have no negative implications to No.18. It is therefore considered that there will be no adverse impact upon the neighbouring properties.

2) Impact upon the streetscene

The proposed development would not be visible from Lancaster Gardens and the materials used would match existing, therefore having no detrimental impact upon the street scene.

3) Impact upon highway safety

There would be an increase in the number of bedrooms from 3 to 4, so 3 off-road parking spaces need to be provided. This standard has been met. Provided that parking and garaging remain, there would be no detrimental impacts upon highway safety.

Approval: ✓ **~~Refusal:~~**

Application Number F/2001/3325
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C007	R007	
2	C014	R014	
3	C049	R049	
4	C122	R122	1' first floor level or above of the building'
5	C044	R044	
6	C045	R045	'Bedroom 3' 'North'
7	~~C153~~	~~R153~~	~~? Can I put this Cond on 2~~ not necessary

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LTV1, LBE1, LBE2

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WO53, WBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: ENV1

MINERALS LOCAL PLAN POLICIES:

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

Date: 3/4/07

existing S/S rear ext.

open playing fields to rear. → wire fence + 2.5m Beech hedge + 6+m tall conifers.

3m Conifers to each side v. dense.

2 small side windows in hse closest to proposal (Prob. bedroom)

1m to boundary then 1m to neighbouring hse

Single Storey Section + = 3 m to Second Storey windows

- other sides has 2 windows also inside.

Set back about 3m from 17.

Closest side side ≈ 1m back.

RECORD OF SITE VISIT

SITE ADDRESS: 17 Lancaster Gardens Earley Reading.

APPLICATION NUMBER: F/2001/3325

OFFICER: Helen Pollock

DATE OF SITE VISIT: 20/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? ~~NO~~ Yes. Post in front.

2. DESCRIPTION OF SURROUNDINGS Residential - 1960's

3. DESCRIPTION OF SITE/BUILDING
Two Story House with integral garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Open Plan to front

5. SITE CONSTRAINTS

TREES 3m Conifers to both sides of rear garden + 2.5m Beech hedge + 6m + tall Conifers to rear

ACCESS/PARKING 1 garage + 1 large drive way

LEVELS (Is it existing side by side as shown on plan ∴ if approve must cond.)

BOUNDARY TREATMENT Trees.

OTHERS

Received by Wokingham District Council

Application No: F/2001/3325

PROPOSAL:
Proposed first floor rear extension to dwelling.

LOCATION:
17, Lancaster Gardens, 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. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/03/2001. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

15 February 2001

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

Tel: 0118 974 6480

Date: **15 February 2001**

My ref: F/2001/3325

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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

Dear Councillor

Application Number: F/2001/3325
17, Lancaster Gardens, Earley, Reading.
Proposed first floor 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3325**
17, Lancaster Gardens, Earley, Reading.
Proposed first floor 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 Spratling

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

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

Tel: 0118 974 6480

Date: **15 February 2001**

My ref: F/2001/3325

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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

Dear Councillor

Application Number: F/2001/3325
17, Lancaster Gardens, Earley, Reading.
Proposed first floor 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 **Helen Pollock** on **0118 974 6480.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3325**
17, Lancaster Gardens, Earley, Reading.
Proposed first floor 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 Rolls

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

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

Tel: 0118 974 6480

Date: **15 February 2001**

My ref: F/2001/3325

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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

Dear Councillor

Application Number: F/2001/3325
17, Lancaster Gardens, Earley, Reading.
Proposed first floor 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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2001/3325**
17, Lancaster Gardens, Earley, Reading.
Proposed first floor 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 Hare

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

FROM: Helen Pollock

DATE: 15 February 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3325

Proposal: Proposed first floor rear extension to dwelling..

Site Address: 17, Lancaster Gardens, Earley, Reading.

Applicant: Mr G Cassie C/O R F Hood.

Your observations are required in respect of this application **by 11/03/2001** .

NO OBJECTION

SIGNED: _____ DATE: 15 MAR 2001

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 15 February 2001

Application Number: F/2001/3325

Proposal: Proposed first floor rear extension to dwelling.

Parish: EARLEY TOWN

Site Address:
17, Lancaster Gardens, Earley, Reading.

Applicant:
Mr G Cassie C/O R F Hood.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam Coggins 19/02/01

ADDRESS 17 LANCASTER GARDENS PARISH EARLEY

PLOT No. 408 ORD. SHEET No. SU.7471 (5

BUILDER Cooper Estates Limited.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/136/58	Cooper Estates Ltd	Outline	1/8/55	NIA C
1169/59	"	Detached House	8/12/59	App. C
R/188/65	Mr. T. R. Carter	Extension	5/8/65	App. App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 07.FEB.2001 • 55_5

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	G. CASSIE, 17, LANCASTER GARDENS, EARLEY, READING, RG6 7PA 9663755
2	Agent's Name Address and postcode Phone number	R. F. HOOD 12, KIRKFELL CLOSE, TILEHURST, READING, RG31 6QL 9425277
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, LANCASTER GARDENS.
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED FIRST FLOOR REAR EXTENSION OVER EXISTING GROUND FLOOR.
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.	FACING BRICK TO MATCH EXSTG TILES TO MATCH EXSTG.
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: 3	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.		
	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 G. CASSIE.

Date 4/2/01

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 FEB 2001	Map No. 52. Site ...006...
Officer: HP | Application No. F|2001|3325	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED FIRST FLOOR REAR EXTENSION TO DWELLING

Location: 17 LANCASTER GARDENS

Parish: EARLEY Ward: Redhatch.
15-02-01.73

Applicant: MR G CASSIE

Fee Received 95-00 (8) 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 : 15.02.01 → Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
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 (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
No pre-apps .....

NEIGHBOURS:

S/N + See map.

ADDRESS 17 LANCASTER GARDENS PARISH EARLEY

PLOT No. 408 ORD. SHEET No. SU.7471 (5

BUILDER Cooper Estates Limited

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/136/58	Cooper Estates Ltd	Outline	1/8/55	NIA. C
169/59	"	Detached House	8/12/59	App. C
R/188/65	Mr. T. R. Carter	Extension	5/8/65	App. App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:

07.FEB.2001 * 3525

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	G. CASSIE, 17, LANCASTER GARDENS, EARLEY, READING, RG6 7PA 9663755
2	Agent's Name Address and postcode Phone number	R. F. HOOD 12, KIRKFELL CLOSE, TILEHURST, READING, RG31 6QL 9425277
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, LANCASTER GARDENS.
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED FIRST FLOOR REAR EXTENSION OVER EXISTING GROUND FLOOR.
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.	FACING BRICK TO MATCH EXSTG TILES TO MATCH EXSTG.
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 approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	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. ✓		
	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 G. CASSIE.

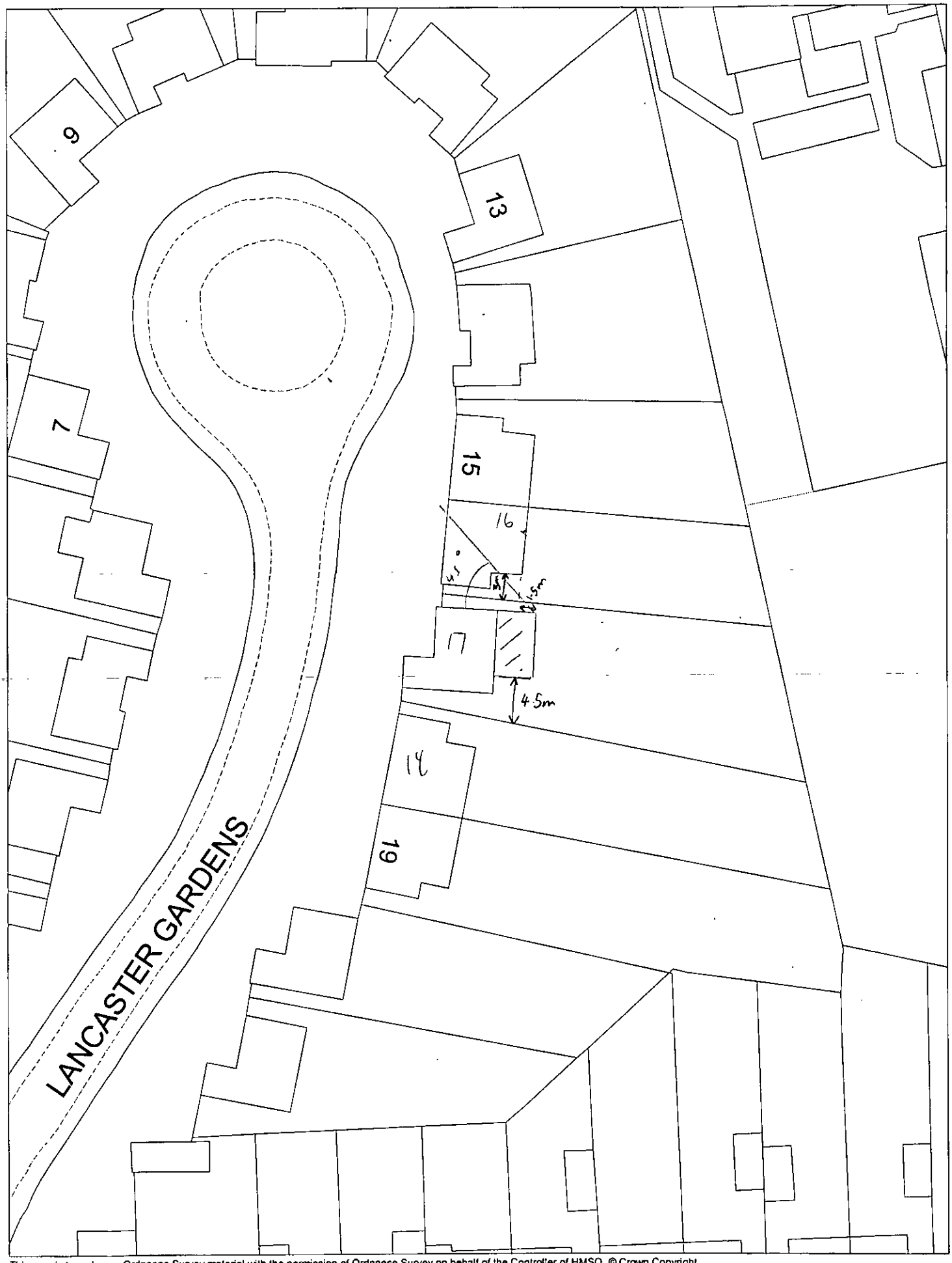
Date 4/2/01

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3325**
CASE OFFICER: **Helen Pollock**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

4 April 2001

Scale: 1 : 500

N
W E
S



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

12 February 2001

Scale: 1 : 1250

N
W E
S