LOCATION:
386 London Road, Earley Reading.

APPLICANT:
Mrs Kaur C/O Kalsi Associates

PROPOSAL:
Proposed erection of a garden shed (retrospective)

EARLIEST DATE FOR DECISION: **11/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 01/01/2001

CASE OFFICER: **Andrew Thorley**

APPROVED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Kaur
C/O Kalsi Associates
6 Devonshire Park
Shinfield Road
Reading
Berkshire
RG2 7DX

Application Number: F/2000/2776

Parish: **EARLEY**

Location: **386, London Road, Earley, Reading.**

Proposal: **Proposed erection of a garden shed (retrospective)**

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 building hereby approved shall not at any time be used for any habitable purposes including sleeping overnight, but shall only be used for other purposes incidental to the enjoyment of the dwelling house within the curtilage of which it lies.

Condition
2. 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 ground floor of the north east elevation of the building facing No. 388 London Road hereby permitted except for any which may be shown on the approved drawing(s).

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

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

Informative
1. The applicant is reminded that this permission/consent/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. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

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

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LBE1/LBE2 and LTV1/LTV6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell

John Mitchell
Development Control Manager
Date: 06/02/2001

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.

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/2776

Applicant : Mrs Kaur C/O Kalsi Associates.

Location : 386, London Road, Earley, Reading.
Proposal : Proposed erection of a garden shed (retrospective)

Site Notice Displayed ? :

YES	NO	DATE
	✓	12/12/2001

Date of Neighbour Notifications : .....

Date of Site Visit : 22/12/2000

Date Registered : 06/11/2000

Earliest Date for Decision : 11/12/2000

Latest Consultation Date/Site Notice Expiry Date : 11/12/2000

This application will have expired on: 01/01/2001. 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 :

Earley Town Council : See comments re useage!

Neighbours : 2 No objections received (See file)

DCouncillor : Contact when decision made. (happy with decision to approve).

Planning Issues : (identified settlement)

1) Neighbours

2) Street scene

Application Number: F/2000/2776
Appraisal:

1) Impact on neighbouring properties

The proposal is for – retention of a single storey garden shed to the rear of a 2 storey greatly extended detached house, (retrospective). This planning application is one of four being currently considered and therefore must be assessed along side the following applications F/2000/2755, F/2000/2756, & F/2000/2775. (see photo on file)

The ~~proposed~~ garden shed is 3.5 metres wide overall by 8.4 metres in length. It is located 0.3 metres away from the northwest boundary and extends in a southeast direction beyond the existing granny flat located in the rear garden.
Constructed with a concrete floor, red bricks and with red tiles hung on the outside. The single window and door inserted on the southwest elevation have been stained brown in order to match the existing house. It has a flat felted roof with an eaves height of 2.4 metres.

No. 384, to the west, 2 storey detached neighbour. Main windows at ground floor and at first floor face rear garden. Due to the distance away from the proposal behind a combination of a 1.6 metre high fence, a single storey garage and sheds on adjacent boundary the occupants of this property will not be affected.

No.388, to the east, 2 storey detached neighbour. Main windows at ground floor and at first floor face rear garden, extended to the rear mid way along the rear elevation with a single storey conservatory. Therefore it is considered that due to the distance away behind a 1.8 metre high fence, the occupants of this property will not be affected.

Nos. 380, & 382, London Road, neighbours, they both have serious concerns about the intended use (see letters on file), of the garden shed, as it adjoins an existing "granny annexe" in the rear garden. They question whether its intended use will be for "garden use" and not for "habitable" use as it has been built to habitable standards!

2) Impact on street scene /visual impact.

The proposed garden shed will not be visible from the road. The materials match the existing house, therefore no impact upon visual amenity of the area – considered acceptable.

Earley Town Council were concerned of the proposed use of the garden shed and suggested it be refused, but requested if it was to be approved that a condition should be imposed to ensure that the shed can only be used as domestic storage ancillary to the main dwelling.

District Cllr. Lissaman was quite happy with my recommendation for approval.

Recommendation : Approval: [✓] **Refusal: [ ]**
(tick appropriate box)

Application Number F/2000/2776
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
[redacted]			
[redacted]			
[redacted]			
1.	C063	R063	Outbuilding not to be used for habitable purposes
[redacted]			
2.	C044	R044	No windows to be inserted in the "ground floor of the north east elevation of the building facing No 388, London Road.
	N04		Planning Permission only (Not BR Approval)
	N06		within Curtilage.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1/LBE2 LTV1/LTV6

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1, WOS2/3

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: ENV1

MINERALS LOCAL PLAN POLICIES:

John Mitchell
[redacted]
6/2/07

RECORD OF SITE VISIT

SITE ADDRESS: 386 London Road
Earley Reading.

APPLICATION NUMBER: F/2000/2776

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 22/12/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

Residential - A4 reading road

3. DESCRIPTION OF SITE/BUILDING

2/3 storey extended house.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to plans

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT - 388, ~~[illegible]~~ 2.2m high ledge + 1.8m fence on boundary

OTHERS

- 384, 1.8m high fence

- Rear boundary, screening

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

Tel: 0118 974 6441

Date: **17 November 2000**

My ref: F/2000/2776

CONFIDENTIAL

Councillor Storry
50 Church Road
Earley
RG6 1HT

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/2000/2776
386, London Road, Earley, Reading.
Proposed erection of a garden shed (retrospective)

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2776**
386, London Road, Earley, Reading.
Proposed erection of a garden shed (retrospective)

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

Signed: _____ Date: _____
Councillor Storry

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

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

Tel: 0118 974 6441

Date: **17 November 2000**

My ref: F/2000/2776

CONFIDENTIAL

Councillor Lissaman
46 Palmerstone Road
Earley
RG6 1HL

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/2000/2776
386, London Road, Earley, Reading.
Proposed erection of a garden shed (retrospective)

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If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2776**
386, London Road, Earley, Reading.
Proposed erection of a garden shed (retrospective)

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

Signed: _____ Date: _____
Councillor Lissaman

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

Received by Wokingham District Council

Application No: F/2000/2776

PROPOSAL:
Proposed erection of a garden shed (retrospective)

LOCATION:
386, London Road, 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/12/2000. 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.

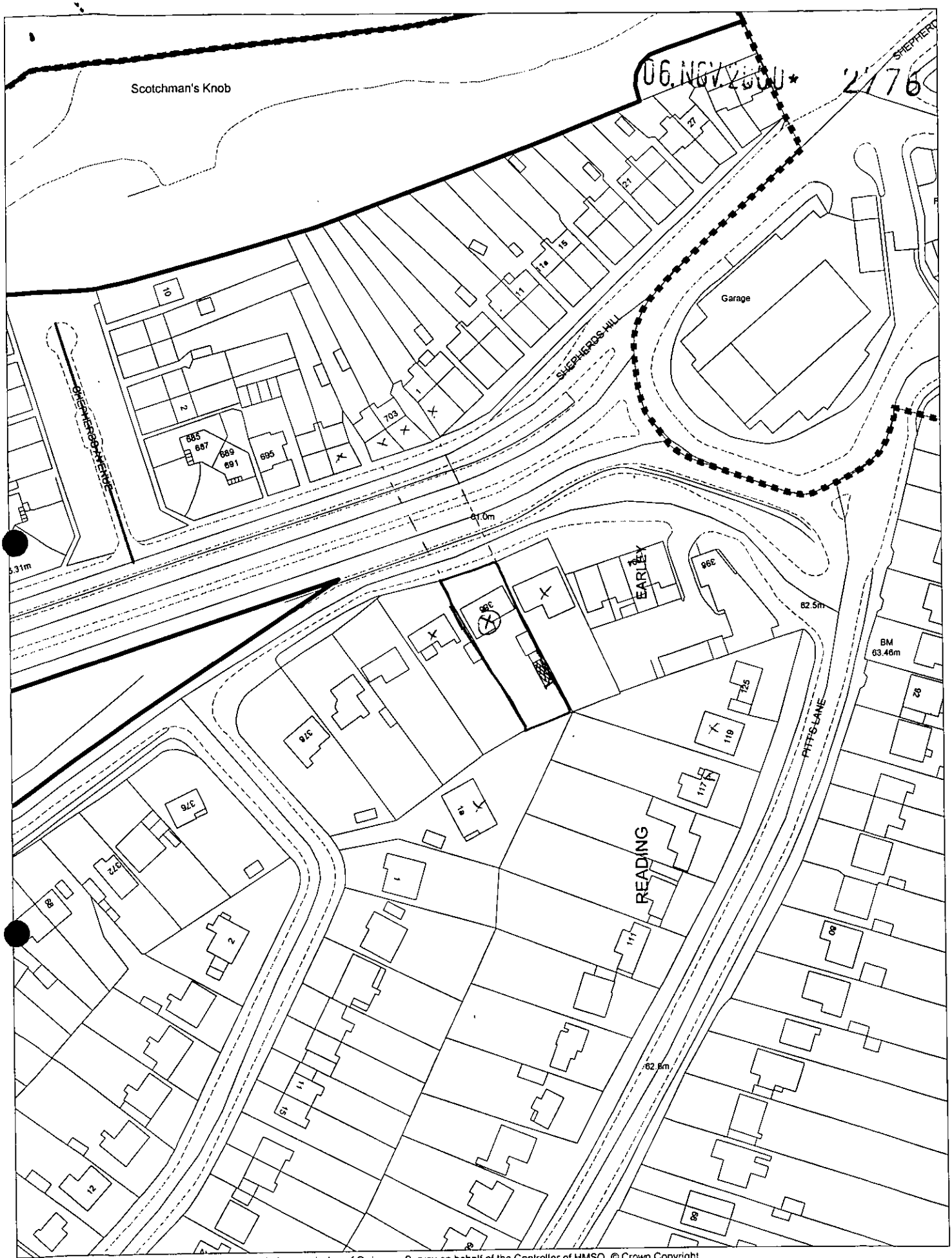
Head of Planning and Transportation

17 November 2000

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2776
CASE OFFICER: Andrew Thorley

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



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Development Control Section, Environmental Services, Wokingham District Council.
13 November 2000

Scale: 1 : 1250

N
W E
S

Applicationo	Name & Address
F/2000/2776	Mrs J Wilson 384 London Road Earley Reading RG6 1BA
F/2000/2776	R Cooke & L Moodie 380 London Road Earley Reading RG6 2BA

App approved
Letter sent 14.02.01

Andrew Thorley

From: Jennifer Lissaman [jennifer_lissaman@hotmail.com]
Sent: 11 January 2001 11:28
To: Andrew.thorley@wokingham.gov.uk
Subject: 386 Wokingham road

Andrew, I have had residents talking to me about these retrospective applications, and I think that I need to know what has been going on here! I have actually seen the plans at Earley town council, but found them mightily confusing. I have a feeling that I might want to list these, (even thought the time limit on your consultation letter has past)but I would like to talk to you first. Would you give me a call please - on 0118 9535711
many thanks
Jenny Lissaman

Get Your Private, Free E-mail from MSN Hotmail at http://www.hotmail.com.

Tel. 0118 974 6441 (Direct Line)
E-mail:
Date. 8 January, 2001
My ref. AJT/JRM/F/2000/2776
Your ref.

Mr. B. Cooke
380, London Road,
Earley,
Reading.

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) 977 8909
DX: 33506 – Wokingham

Dear Mr. Bob Cooke,

RE: PROPOSED GARDEN SHED – 386, LONDON ROAD, EARLEY.

I refer to your enquiry on the 8th January 2001 with reference to the above.

After viewing a copy of a planning application form. Under the heading of number of habitable rooms to be lost, question (20). The figure inserted below is in fact not a 1, but a downward slash '/ '(see attached copy for your information).

Therefore the answer to your question with regards to the above planning application submitted is that there will be no habitable rooms lost.

I hope this answers your question.

Yours sincerely,

JOHN MITCHELL
Development Control Manager

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 06 NOV 2000	
Officer: AT	Application No. F/2000/2776

Map No. 44 Site 0.06
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF GARDEN SHED (RETROSPECTIVE)

Location: 386 LONDON ROAD

Parish: EARLEY Ward: Whitegates
17.11.2000 TJ

Applicant: MRS KAUR

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (13) 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	Position of shed not shown on floor plan		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous Q13:	As there are 11 applications altogether, it would be useful to have one block plan showing ~~position of trees on site so~~ we can check none are affected.		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent 17.11.2000 B 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:

.....
.....
.....N.o. pre-apps.....

NEIGHBOURS:

S/N + 699, 701, 703 London Road
1 Shepherds Hill
384, 388 London Road
1a Hilltop Road
117, 119 Pitts Lane

386 London Road
Earley. Reading
RG6 1BA

Dec 22nd 2000.

Wokingham
Planning
Dept.

F. 2000/2755.AT
F. 2000/2756.AT
F. 2000/2775AT
F. 2000/2776.AT

386. London Road.
Earley. RG6 1BA

Dear Sirs

a planning officer called today regarding the above building applications.

I wrote to your office earlier in the year regarding these plans, stating I had no objections to these plans.

The officer who called today stated they had no record of my views. So this letter re-affirms my opinion on the above applications.

No Objection.

Yours faithfully

Joan Wilson (Mrs)

FROM: Andrew Thorley

DATE: 17 November 2000

RECEIVED
37901
TOL
LC
CS
COPIES TO:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2776

Proposal: Proposed erection of a garden shed (retrospective).

Site Address: 386, London Road, Earley, Reading.

Applicant: Mrs Kaur C/O Kalsi Associates.

Your observations are required in respect of this application **by 11/12/2000** .

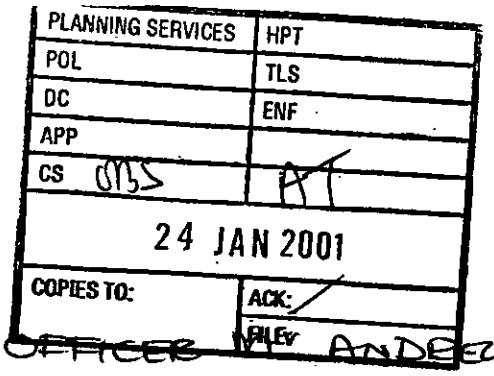
Councillors were extremely concerned about this application. The plans appeared to be inaccurate, and did not appear to take account of the all various works which have already taken place on the site.

In addition Councillors queried the proposed use of the garden shed detailed in this application, since its solid construction and size would seem to dictate a use greater than the storage of garden tools cited on the application form.

Councillors requested, therefore, that this application should be refused, but requested that, should the Planning Officer be mindful to approve, a condition should be imposed to ensure that the shed can only be used as domestic storage ancillary to the main dwelling.

SIGNED: _____ DATE: 14 DEC 2000

Clerk To Earley Parish/Town Council.



Mr & Mrs Jones
378 London Road
Earley
Reading
Berks RG6 1BA

To the PLANNING OFFICER MR ANDREW THORLEY.

Re: Extension to 386 London Road,Earley, Reading

We object VERY strongly to the HIDEOUS *THREE* STORY EXTENSION ETC that has been erected, contrary to any planning permission given, at the rear of the building at the address above. It is an EYESORE and therefore we know it is going to devalue our own property.

Application Number: F/2000/2775
Rear DORMER extension to dwelling to form access to loft room.
Description of DORMER-Projecting upright window in a SLOPING ROOF.
In NO way do these plans look/are anything like the above description. We feel that this is NOT a dormer extension but another ROOM extension making this a 3 storey extension. In no way is this to provide just access to the *loft room.
*Did they not need planning approval for the loft extension?? It stipulates in "Building Regulations" explanatory booklet pg 6 item 7 that YES you DO need approval for a loft conversion. NO planning has been applied for.

Application Number: F/2000/2776
Erection of Garden Shed.
We think not 1) a double skinned walled EXTENSION 2) attached to an existing 'Granny Annex'. This we feel is no 'Garden Shed' and is going to be used as an extension to this so called 'Granny Annex'. Planning was granted for this annex under the stipulation that "it was ONLY to be used as living accommodation for his/her elderly mother". But if you inquire it has recently been being rented out as accommodation to a member of the public!! (This will be on Council records as they had to reinforce the planning stipulations).We're also in a quandary as to why they should need a garden shed, as they do not have enough garden left to need such a LARGE STORAGE SPACE for any garden furniture/utensils.

Application Number: F/2000/2755
Two storey rear extension to dwelling.
The extra 1.38m that the applicants have gained added together over this 3 storeyed extension surely amounts to a very large OVERDEVELOPMENT of this site. It now imposes itself so far out from the original building it restricts neighbours light, does this not come into consideration??

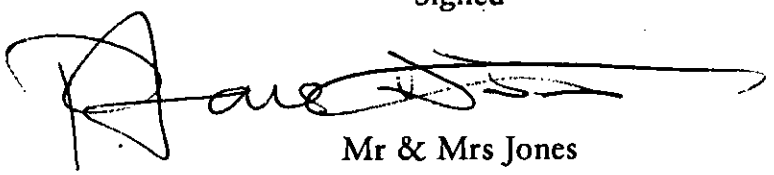
Application Number: F/2000/2756
Single storey rear extension to dwelling to form a conservatory.
Adding together the TOTAL living accommodation that this dwelling now consists of we just cannot see how approval for EVEN MORE can be given - even less recreational/garden space will be left making the need for such a huge 'Garden Shed' even more questionable.

Us and various neighbours have experienced a great amount of concern/hassle from Wokingham Council when wanting to add SMALL extensions to our various proper-

ties, we are absolutely flabbergasted that these people even got planning permission for the LAST application. We have recently had to replace the roof on our garage, and the amount of questioning/enquiring etc concerning this makes the above applications absolutely out of the question. We are also stunned about the information that you DO NOT need to place the orange application forms in a visible place if the architect does not wish it, even when mentioning it to well informed people at the Wokingham Council Offices in Radstock Lane they expressed surprise!!

We thought that BUILDING CONTROL existed to stop people being able to get away with erecting such a hideous structure, a structure that is going to be detrimental to all neighbouring properties !!

Signed



Mr & Mrs Jones

By Hand 26/01/2001

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	AT
29 JAN 2001	
COPIES TO:	AGK:
	FILE:

380 LONDON ROAD
EARLEY
READING
RG6 2BA
Address Line 1
Address Line 2
City, State/Province Postal Code
Country

PhJohn Mitchell
Development Control Manager
Environmental Services Department
Shute End
Wokinghamone 555-1234

Your Ref. F/2000/2775,2776,2755,2756 386 London Road

Dear Mr. Mitchell,

We would like to object to the above planning app;ications for the following reasons:

Application 2775 - Proposed rear dormer extension
This flat roof 2nd. storey development towers over surrounding properties,and looks totally out of place. The addition of a "Velux" type roof window takes away our privacy as it overlooks our patio area.

Application 2776 - Proposed erection of a garden shed
I have serious concerns about the intended use of this building. It joins an existing "granny annexe" which is built in the garden,and would appear to be built to a "habitable" standard. Given the size and nature of the construction of this "shed",is it really likely to be used solely for the storage of garden tools? Even if conditions of use restrictions were to be placed on this development, it would be extremely difficult if not impossible to police and enforce. It also appears considerably larger than the 4 metres shown in the retrospective planning application.

Application 2755 / 2756
I object to these two planning applications on the grounds that the site has already been over developed. The property does not adequate parking facilities to support this level of development, as it would appear that the garage has been subject of some conversion (not specified in the plans as far as I am aware), and can no longer accomodate a car.

We did not object to the last planning application, but the end result of of this latest building work bears absolutely no resemblance to the original plans that were submitted and passed . Had planning permission been sought for these new additions that now exist, we most certainly would have opposed it most vehemently. To carry on regardless and build these extensions prior to obtaining planning permission , has denied us the right to have a say in the environment that surrounds us , and has imposed their wishes upon their neighbours without the opportunity for debate or discussion . It should also be noted that the normal orange planning notices generally associated with planning applications, were not displayed on this occasion ,and that this action alone shows no respect for the views of others

Yours sincerely ,

R.Cooke & L.Moodie .

Bob Cooke

380 London Road

Earley

RG-6 1BA

0118 9616369

Pca.

F 2000/2776.

Mrs Phaucler

shed —

ADDRESS 386 LONDON ROAD PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 7473

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
35/54	Mr. H. Harding	Garage	9/2/54	App.
R/365/70	Mr. A. Miller	Two Storey Extension	3/9/70	App
PD/541/70	"	Lounge extension	29-10-70	App-
R/540/70	"	First Floor Addition	26.11.70	App -
34562 APPEAL	MR. D SINGH	GARAGE TO ANNEX UNIT	14.2.90	
BRA/10019	"	"	20.2.91	APP
96/3751/F	MR. S. KAUR	S/S. EXTENSION	6.6.96	
FP96/5536	"	"	26.7.96	APP

~~DATE OF COMPLETION~~ PD ENQ. - EXTENSION - 12.6.95

MINISTRY DECISION 34562 - APPEAL ALLOWED - 29.1.91

SPECIAL ORDERS

DRAINAGE

[redacted]

[redacted]

1789/a

SECTION 66 CERTIFICATE

Application No.

06.NOV.2000* 2776

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) 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).

(b) . . . . . .

. . . . . .

- 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 . . . . . [signature] . . . . . .

On behalf of . THE . . . . APPLICANT . . . . . .

Date . . . . . 28th October 2000 . .

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

Paid 1.00 3.11.00

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

06.NOV.2000* 2776

1.	APPLICANT'S NAME	MRS J. KAUR
	ADDRESS	386 LONDON ROAD EARLEY READING, BERKS.
	POST CODE	RG6 1BA PHONE (0118) 966-6518
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	KALSI ASSOCIATES LTD
	ADDRESS	6 DEVONSHIRE PARK SHINFIELD ROAD, READING, BERKS
	POST CODE	RG2 7DX PHONE TEL: 0118 975-7988 FAX: 0118 975-7966
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	386 LONDON ROAD EARLEY READING
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		GARDEN SHED - FOR STORAGE OF GARDEN TOOLS. (RETROSPECTIVE APPLICATION)
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.064 Ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	FREEHOLDER.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	6 No COPIES OF 1 No A3 DWG FOR PLANS, ELEVATIONS, BLOCK PLAN, LOC. PLAN.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐		ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

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

SITING	☐		
EXTERNAL APPEARANCE	N/A	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/~~NO~~ LONDON RD FRONTAGE — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/~~NO~~ NONE AFFECTED — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

BRK & /OR RENDERED WALLS.
FELTED ROOF WHERE FLAT.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXTG. HEDGES, FENCES & THE LIKE ALL RETAINED. NONE AFFECTED BY PROPOSAL.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXTG.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details: N/A

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

EXTG.
PEDESTRIAN & VEHICULAR ACCESS OFF LONDON ROAD SERVICE ROAD UNAFFECTED BY PROPOSAL.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

N/A.

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	—	11	—
BUNGALOW			
FLAT/MAISONETTE	1	16	1
OTHER			

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

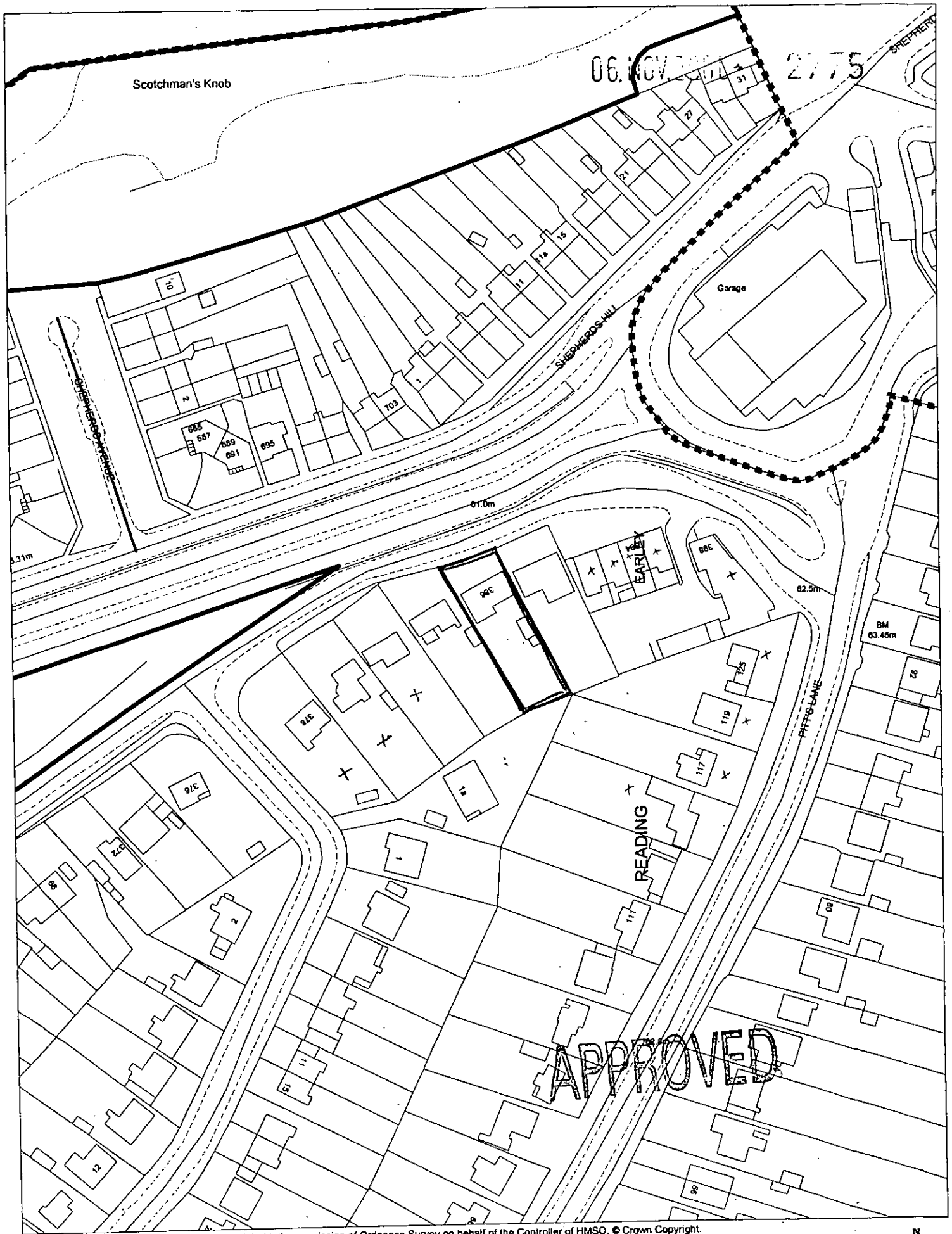
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF THE APPLICANTS DATE 28/10/00

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



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Development Control Section, Environmental Services, Wokingham District Council.
13 November 2000

Scale: 1 : 1250

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