SOUTHPORT U.K.
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
F/2001/3381

LOCATION:
34 Bingley Grove, Woodley Reading.

APPLICANT:
Mrs P Prance C/O Peter H Watkins

PROPOSAL:
Proposed conversion of garage to dining roon and erection of detached garage.

EARLIEST DATE FOR DECISION: **22/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
13/04/2001

CASE OFFICER: **Helen Pollock**

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs P Prance
C/O Peter H Watkins
48 Broomfield Road
TILEHURST
Berkshire
RG30 6AL

Application Number: F/2001/3381

Parish: **WOODLEY**

Location: **34 Bingley Grove, Woodley, Reading**

Proposal: **Proposed conversion of garage to dining room and erection of detached garage.**

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 dwelling/building shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Condition
5. New driveway shall be surfaced with a bonded material across the entire width of the access for a distance of 5m measured from the carriageway edge.

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. In the interests of highway safety and convenience.

Reason
5. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Informative
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

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:

Berkshire Structure Plan Policy EN1
Loddon Area Local Plan Policies LTV1, LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell
Development Control Manager
Date: 08/05/2001

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 : Helen Pollock

Application Number : F/2001/3381

Applicant : Mrs P Prance C/O Peter H Watkins.

Location : 34, Bingley Grove, Woodley, Reading.
Proposal : Proposed conversion of garage to dining room and erection of detached garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		06/03/01.

Date of Neighbour Notifications : .....

Date of Site Visit : ....06/03/01.....

Date Registered : 16/02/2001

Earliest Date for Decision : 22/03/2001

Latest Consultation Date/Site Notice Expiry Date : 22/03/2001

This application will have expired on: 13/04/2001. 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 :

Woodley T.C : No Comment → ASK comments of neighbours be taken into account.

Highways :

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon Street Scene
3) Impact upon highway Safety - Parking Provision

Application Number: F/2001/3381

Appraisal:

The proposed development is for a conversion of the garage to a dining room. This requires permission because condition 5 of consent 00771 and condition 3 of consent 04768 remove the right to convert the garage for use as living accommodation.

The conversion would initial the removal of up and over garage door and its replacement with a window in the front elevation, and the removal of a rear door and its replacement with a window. These would be the only external alterations.

1. Impact upon neighbouring properties

The conversion would involve only the insertion of a new window in the front and rear elevations and it is considered there will be no adverse impact upon the neighbouring property.

2. Impact upon the street scene

The proposal involves the removal of an up and over garage door in the front elevation and its replacement with a window, in matching materials to the existing. It is considered that there would be no adverse effects upon the character of the street scene.

3. Impact upon highway safety –parking provision

The property has 3 bedrooms and would therefore need to provide 2 vehicle-parking spaces on site. This requirement has been met, as there is one existing parking space on the driveway, and one new one is to be created in the rear garden. Provided that these parking areas are maintained, there would be no adverse effects upon highway safety.

Recommendation: Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/3381
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C007	R007	
2	C014	R014	
3	C122	R122	
4	[redacted]		
	C128	R128	
5	———	———	New Driveway Shall be Surfaced with a bonded material across the entire width of the access for a distance of 5m measured from the Carriageway edge
		R140	

Informative for approvals
N16, N07
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: EN1
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: Jon Mitchell
(Development Control Manager)

Date: 8/5/07

Hse to rear no windows @ 1st floor

Sub Station to rear.

1.8m fence.

RECORD OF SITE VISIT

SITE ADDRESS: 34 Bingley Grove Woodley Reading.

APPLICATION NUMBER: F/2001/3381

OFFICER: Helen Pollock

DATE OF SITE VISIT: 06/03/01.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Residential

3. DESCRIPTION OF SITE/BUILDING
2 Storey house, with integral garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Corner Plot, Set forward of nº 32.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING garage + 1 driveway

LEVELS N/A

BOUNDARY TREATMENT open plan to front, 1.8m fence to side.

OTHERS

Date: 27 April 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3381

Location: 34, Bingley Grove, Woodley, Reading.

Proposal: Proposed conversion of garage to dining room and erection of detached garage.

Applicant: Mrs P Prance C/O Peter H Watkins.

Case Officer: Helen Pollock

The new plans show the following: Removal of proposed new detached garage. Drawing no PW.21009 A.

Comments are required by 07/05/2001.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

CONDITIONAL APPROVAL

1/ C122, R122.

2/ C128, R128.

3, New driveway shall be surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

R140.

NO7

Adam Coggins. 4/5/01

Date: 27 April 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3381

Location: 34, Bingley Grove, Woodley, Reading.

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Applicant: Mrs P Prance C/O Peter H Watkins.

Case Officer: Helen Pollock

The new plans show the following: Removal of proposed new detached garage. Drawing no PW.21009 A.

Comments are required by 07/05/2001.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. f/2003/3381 (Planaps) / (Ludhouse) Date Rec. 25/04/03.

Location: 34 BINGLEY GROVE, WOODLEY

Parish WOODLEY

Applicant: MRS PRANCE

Description of attached plans Removal of proposed new detached garage.

Drawing No's: P.W. 21009 'A'

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☑
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

Date for Responses 10 Days

FURTHER ACTION

Re-advertise App. ~~Y~~ / N (Delete as required)

Redate Application ~~Y~~ / N From _____

New Site Notice ~~Y~~ / N

New Description _____

CASE OFFICER Helen P.

Consultations Sent by Admin. on 27.04.03.

Yellow - Part One Copy
Green - Officer's Copy

Received by Wokingham District Council

Application No: F/2001/3381

Proposal:
Proposed conversion of garage to dining room and erection of detached garage.

Location:
34, Bingley Grove, Woodley, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/03/2001. 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 Planning and Transportation

26 February 2001

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

Tel: 0118 974 6480

Date: **26 February 2001**

My ref: F/2001/3381

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

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/2001/3381
34, Bingley Grove, Woodley, Reading.
Proposed conversion of garage to dining room and erection of detached garage.

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/2001/3381**
34, Bingley Grove, Woodley, Reading.
Proposed conversion of garage to dining room and erection of detached garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lennard

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

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

Tel: 0118 974 6480

Date: **26 February 2001**

My ref: F/2001/3381

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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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Application Number: F/2001/3381
34, Bingley Grove, Woodley, Reading.
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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/2001/3381**
34, Bingley Grove, Woodley, Reading.
Proposed conversion of garage to dining room and erection of detached garage.
*I wish this application to be listed should the officers recommendation be for*_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor McCann

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

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

Tel: 0118 974 6480

Date: **26 February 2001**

My ref: F/2001/3381

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 3QS

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/2001/3381
34, Bingley Grove, Woodley, Reading.
Proposed conversion of garage to dining room and erection of detached garage.

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/2001/3381**
34, Bingley Grove, Woodley, Reading.
Proposed conversion of garage to dining room and erection of detached garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 26 February 2001

Application Number: F/2001/3381

Proposal: Proposed conversion of garage to dining room and erection of detached garage.

Parish: WOODLEY TOWN

Site Address:
34, Bingley Grove, Woodley, Reading.

Applicant:
Mrs P Prance C/O Peter H 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).

The current proposal is unacceptable.

Highways require a revised plan that addresses the following points:

1. The garage is to have minimum internal dimensions of 5.0m x 2.5m.
2. There must be a minimum distance of 5.5 metres between the back of the footpath (Highway Boundary) and the garage doors.
3. Pedestrian visibility splays of 2.4m x 2.4m at the intersection of the access and the adjacent footway must be indicated. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). These visibility splays must be kept free of all obstructions to visibility above a height of 0.6 metres thereafter.

Adam Coggins 2/3/01

Helen Pollock

WOODLEY TOWN CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3381

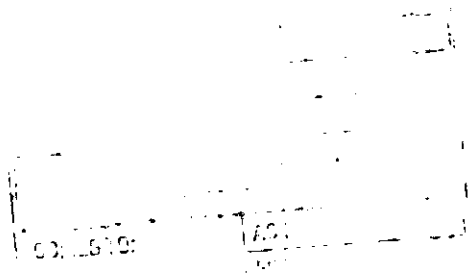
PROPOSAL: Proposed conversion of garage to dining room and erection of detached garage

SITE ADDRESS: 34 Bingley Grove

APPLICANT: Mrs. P Prance

COMMENTS:

Members had no comment to make on this application but asked that any neighbours' comments on the proposal should be taken into account.



SIGNED: D A Bowdage DATE: 9 April 2001

For Woodley Town Council

Date: 20 March 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3381

Location: 34, Bingley Grove, Woodley, Reading.

Proposal: Proposed conversion of garage to dining room and erection of detached garage.

Applicant: Mrs P Prance C/O Peter H Watkins.

Case Officer: Helen Pollock

The new plans show the following: New garage set back in line with building line of dwelling house so that it may be considered as permitted development.

Comments are required by 30/03/2001.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2007/3381 (Planaps) / (Ludhouse) Date Rec. 19/03/07

Location: 34 Bingley Grove

Parish Woodley

Applicant: MRS Prance

Description of attached plans New Garage set back in line with building line of dwelling House, So that it may be considered as Permitted Development.

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ✓
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 DAYS

FURTHER ACTION

Re-advertise App. ~~Y~~ / N (Delete as required)

Redate Application ~~Y~~ / N From

New Site Notice ~~Y~~ / N

New Description

CASE OFFICER Helen P

Consultations Sent by Admin. on 20.03.07

Yellow - Part One Copy
Green - Officer's Copy

FROM: Helen Pollock

DATE: 26 February 2001

DELIVERED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3381

Proposal: Proposed conversion of garage to dining room and erection of detached garage..

Site Address: 34, Bingley Grove, Woodley, Reading.

Applicant: Mrs P Prance C/O Peter H Watkins.

Your observations are required in respect of this application **by 22/03/2001** .

The committee made no comment but particularly asked that any neighbours comments be taken into account.

SIGNED: Drew Keeson DATE: 8.3.01.

Clerk To Woodley Parish/Town Council.

Tel: 0118 974 6480 (Direct Line)
Fax: 0118 974 6484
Email: Helen.Pollock@wokingham.gov.uk
Date: 12th March 2001
My ref: HP/F/2001/3381

Mr P Watkins
48 Broomfield Road
Tilehurst
Reading
RG30 6AL

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Watkins,

RE: PROPOSED ERECTION OF GARAGE AT 34 BINGLEY GROVE, APPLICATION NUMBER, F/2000/3381.

I write to inform you that the proposed new garage as shown on drawing number P.W.21009 could not be classed as Permitted Development as it is positioned forward of the existing building line of the dwelling house. The current proposal is unacceptable to the highways department and would require numerous alterations in order to receive a favourable planning decision.

I therefore suggest that revised plans showing the garage repositioned behind the building line of 34 Bingley Road are submitted within the next 10 days so that it may be considered as Permitted Development and not assessed as part of this application.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Helen Pollock on the above direct line number.

Yours sincerely,

Helen Pollock
Planning Assistant

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 6 FEB 2001	Map No. 37 Site 0:03
Officer: HP | Application No. F/2001/3381	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED CONVERSION OF GARAGE TO DINING ROOM & ERECTION OF DETACHED GARAGE

Location: 34 BINGLEY GROVE

Parish: WOODLEY Ward: Coronation 26.2.01 D.

Applicant: MRS P PRANCE

Fee Received 95-00 (6) 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 : 26.2.01 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 re electricity sub-station .....
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 34 BINGLEY GROVE PARISH WOODLEY

PLOT No. 22 ORD. SHEET No. SU. 7674 ST

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
141/48	HAM RIVER GRIT CO.	GRAVEL EXTRACTION	23.6.48	N/A C/A
426/48	THAMES GRIT & AGGREGATES LTD	"	8.2.49	N/A C/A
630/57	HAM RIVER GRIT CO.	"	9.10.57	N/A C/A
0/216/65	MR. R. PIANCIA	0/APP. RES. DEV.	29.10.65	N/A REF.
1806/72	R.M.C PROPERTIES LTD.	"	21.12.72	N/A REF
1746/73	"	"	8.2.74	N/A REF.
00771	HALL AGGREGATES (T.V.) LTD	"	23.1.75	N/A C/A
04768	SIR LINDSAY PARKINSON & CO. LTD.	DETACHED HOUSE & GARAGE	5.8.76	N/A C/A
BR 5050	"	" " "	29.7.76	APP. N/A
18206	MR. H. GALLON	2/SE EXTENSION	21.10.82	N/A REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

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	MRS. P. PRANCE 34 BINGLEY GROVE WOODLEY
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.	34 BINGLEY GROVE
4	Give brief details of the proposal for example, two storey side extension. About the application	GARAGE CONV. & NEW DET. GARAGE
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.	BRICK TO MATCH CONC. PANELS & CORRUGATED ROOF.
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: 3
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.	£95-00	
	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

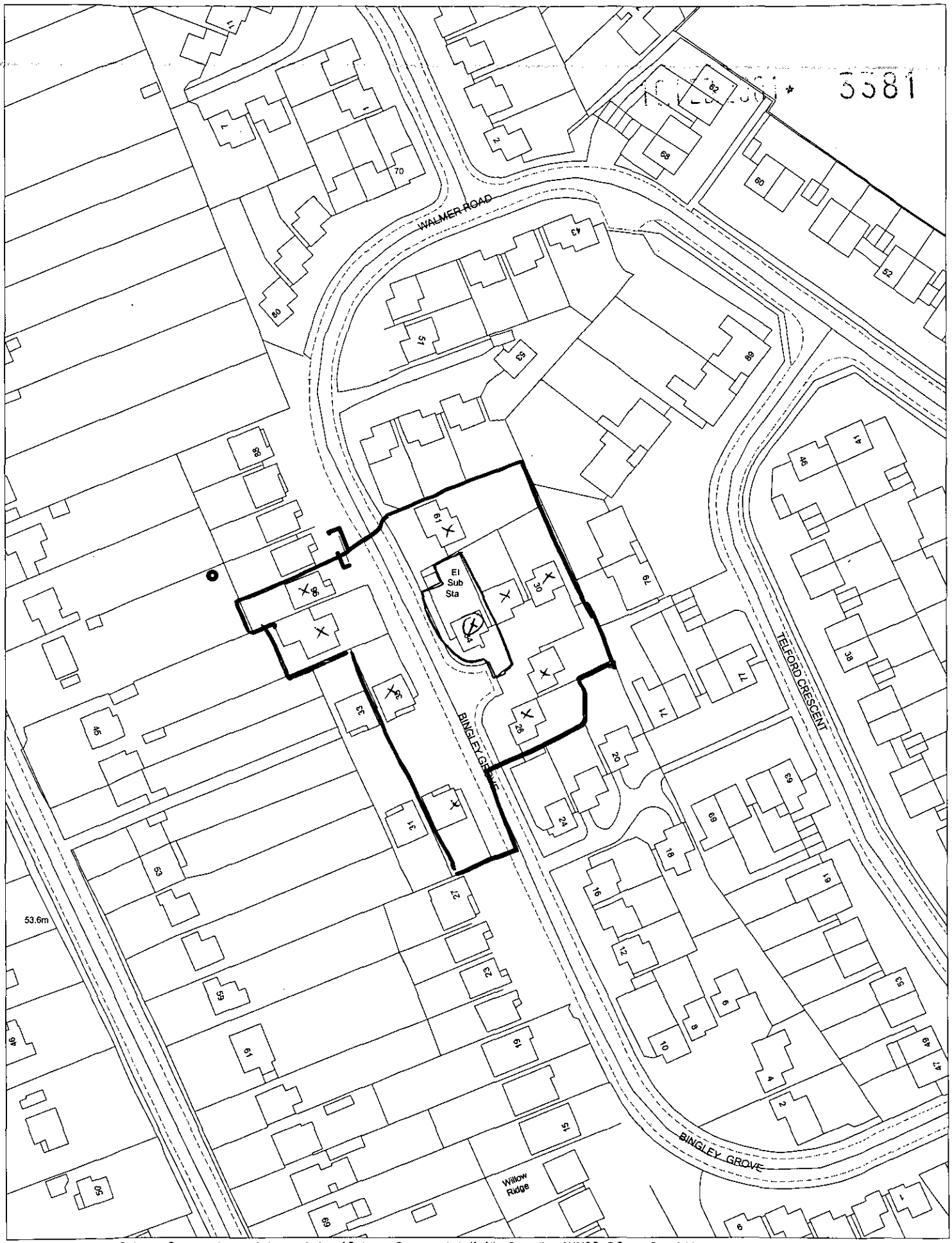
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mrs. Francis

Date 14-2-2001

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



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Development Control Section, Environmental Services, Wokingham District Council.

21 February 2001

Scale: 1 : 1250

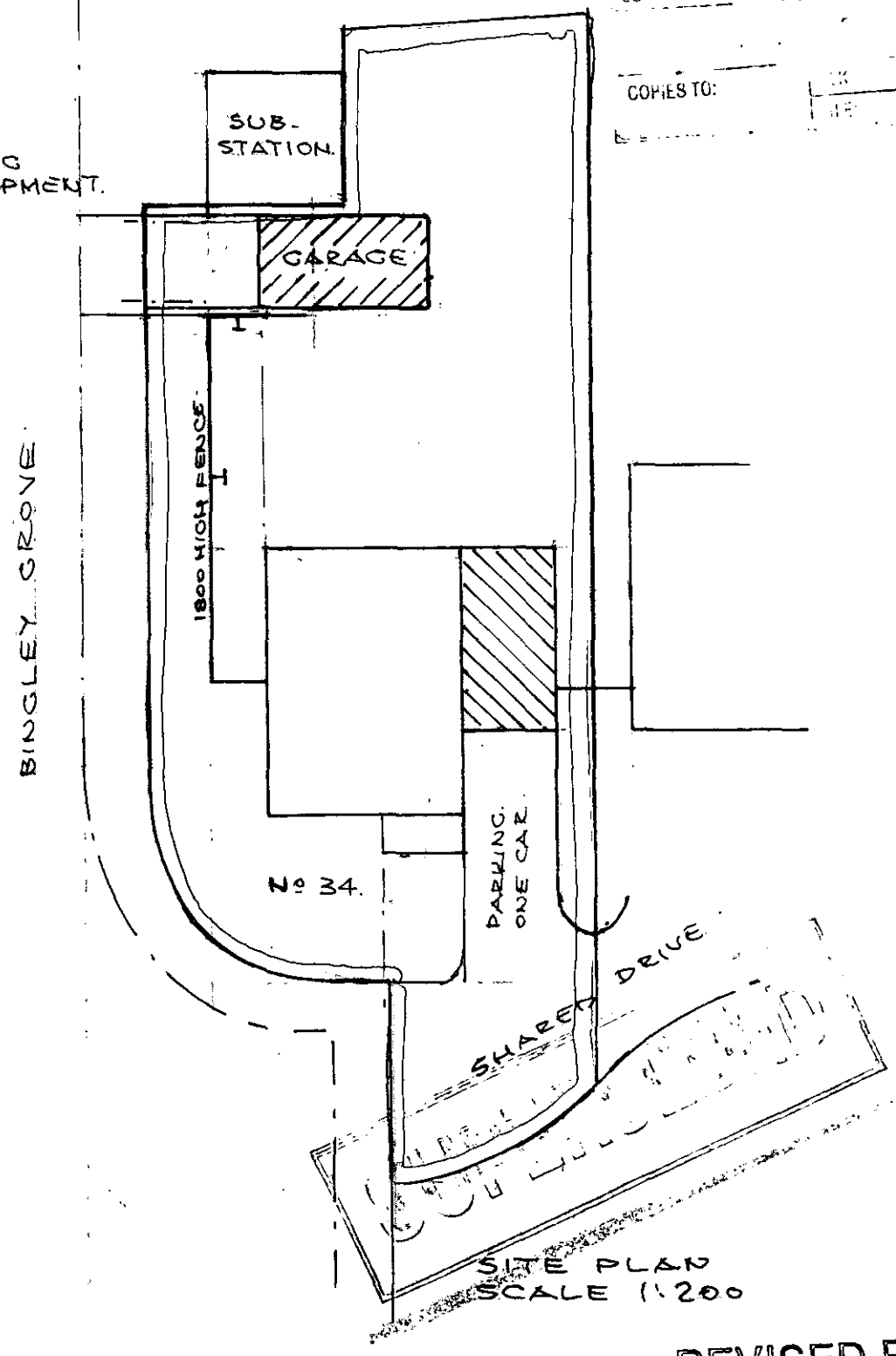
N W E S

PLANNING REF F/2000/3381
34 BINGLEY GROVE, WOODLEY. HP

PLANNING SERVICES REF 41328
POL LS
DC HP F
APP
CS

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SITE PLAN
SCALE 1:200

REVISED PLAN
3381