X SYSTEMS LTD

SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/0463

LOCATION:
58 Woodrow Drive, Wokingham.

APPLICANT:
Mr & Mrs Slay C/O Howard Rodaway Architect

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **28/02/2000**

APPLICATION EXPIRY DATE: **27/03/2000**

CASE OFFICER: ~~Bhavash Vashi~~
EMY

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Slay
C/O Howard Rodaway Architect
51 Erleigh Road
Reading
Berkshire
RG1 5NB

Application Number: F/2000/0463

Parish: **WOKINGHAM**

Location: **58, Woodrow Drive, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. This consent relates to the application as amended by and shall be carried out in accordance with revised drawing No.1255-1C submitted to the Local Planning Authority on 22/05/00 showing the extension with a flat roof.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the north-west side elevation adjacent to 60 Woodrow Drive.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. For the avoidance of doubt.

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

John Mitchell

John Mitchell
Development Control Manager
Date: 20/06/2000

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

Enclosed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0463	EXC
BUILDING CONTROL NUMBER	BN2000/0979	Howard
APPLICANT/~~AGENT~~	Mr. Ms Slay	
ADDRESS OF SITE	58 Woodrow Drive WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		—
ELEVATIONS	1255-1C	1255-1C
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	9/8/00	

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	

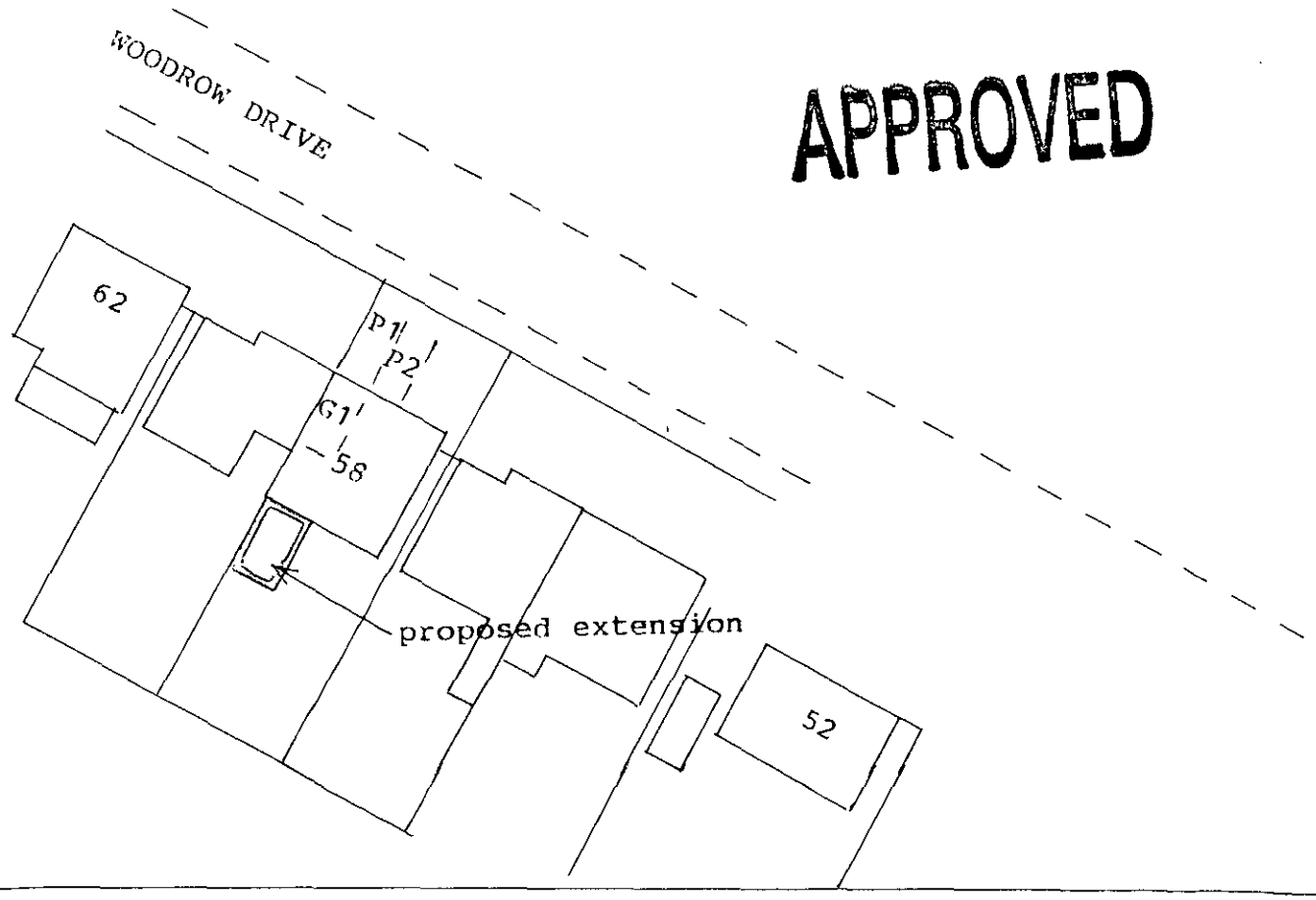
31.JAN.2000* 0463

this drawing to be read in

conjunction with OS survey

G=garage

P=parking space



APPROVED

Scale: 1:500

Date: 28.01.2000

58 Woodrow Drive Wokingham



Based upon the 1998 OS 1:1250 and 1:2500 mapping with the permission of the controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings Licence LA086134

Central Support Section, Environmental Services, Wokingham District Council.
29 October 1998

Scale: 1 : 500

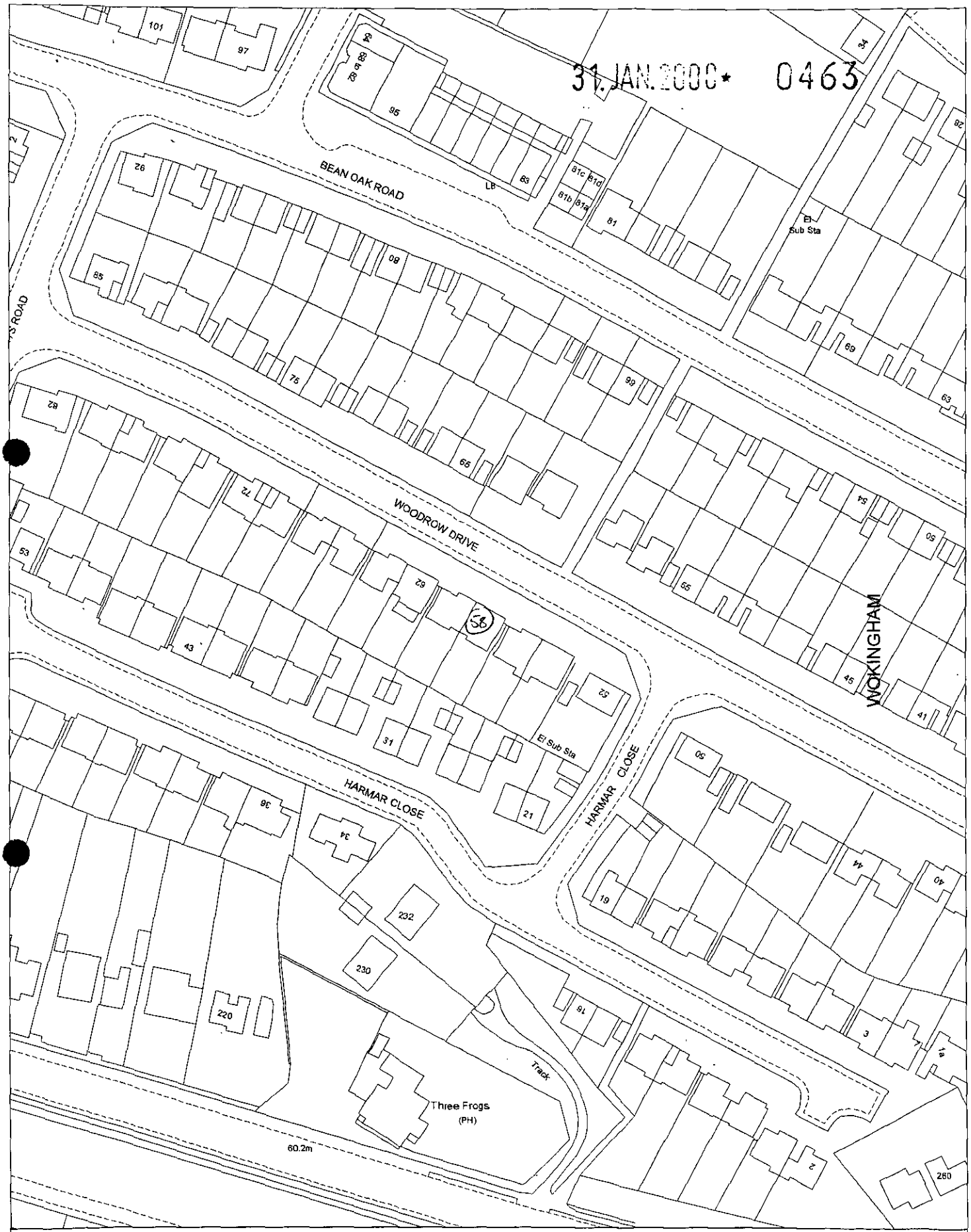
N
W E
S



Site Plan, Scale: 1 to 2500

This copy has been produced specifically for Planning and Building Control purposes only. No further copies may be made. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Reproduced from the Ordnance Survey mapping with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright.
Wokingham District Council, Licence No. LA086134
Date: 29 October 1998



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134
Date: 20 January 2000

N
W E
S

WORK SHEET FOR : Bhavash Vashi

Application Number : F/2000/0463

Applicant : Mr & Mrs Slay C/O Howard Rodaway Architect.

Location : 58 , Woodrow Drive, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		15/2/00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 31/01/2000

Earliest Date for Decision : 28/02/2000

Latest Consultation Date/Site Notice Expiry Date : 28/02/2000

Application Expiry Date: 27/03/2000

Consultation Responses :

Parish - "no objection" also + revised drawing
Highways -

Planning Issues :

Identified Settlement
Neighbours/Street scene

Application Number: F/2000/0463
58 Woodrow Drive, Wokingham

Appraisal: The proposal is for a single-storey extension to the rear of a two-storey property. The extension would be flush with the flank of the house, adjacent to the boundary with 60 Woodrow Drive, and have a width of 3.5 metres, leaving about 6 metres to the boundary with No 56. It would be 5.3 metres deep. The original proposal was for a shallow pitch (17.5°), mono-pitch roof but, due to the length of the extension and its massing, it was considered that the extension would have an overbearing impact on 60 Woodrow Drive. The revised plans are for a flat-roofed extension. Although the part of the extension furthest from the house is higher than was originally proposed, the overall massing has been reduced. No 56 has an existing extension of a similar design and proportions and there would be about 12 metres between the two. There would not be an unacceptable reduction in daylight to either of the neighbouring dwellings - at No 60 the garage is adjacent to the boundary. The proposed window and doors would face the boundary with No 56 and the existing hedge would prevent overlooking. A condition would be required to prevent insertion of windows in the flank adjacent to the boundary with No 60.

The extension would not be visible from the street. There would be 9 metres between the extension and the rear boundary and it is not considered that the proposals would have a significant impact on 29 Harmar Close, to the rear.

In a letter dated 17 April 2500 the applicant confirmed that the existing house has four bedrooms, three in the original house and one in the first-floor side extension. Therefore, the extension would result in a five bedroom dwelling.

Recommendation: conditional approval

Application Number F/2000/0463
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	
03	SC84	SR04	Consent / drawing No 1255-1c / 22/5/00 / the ~~proposed~~ extension with a flat roof / non-wear
04	SC08	SR05	Side elevation, adjacent to 60 Woodrow Drive

RECORD OF SITE VISIT

SITE ADDRESS: 58 Woodrow Drive
Wokingham.

APPLICATION NUMBER: F/2000/0463

OFFICER: ~~Bhavash Vashi~~ Emy Circuit
DATE OF SITE VISIT: 7 March 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? yes – front boundary

2. DESCRIPTION OF SURROUNDINGS residential.
Semi-detached houses linked by garages.

3. DESCRIPTION OF SITE/BUILDING
two-storey semi, linked to neighbour by garage only.
existing two-storey side extension + ground floor across front

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 56 has similar extension adjacent to boundary with 54 – large window and french window to side – c5m deep.
No 60 garage set in at back. 1 obsave glazed 1st floor window
To rear garages close to boundary – two storey dwellings

5. SITE CONSTRAINTS

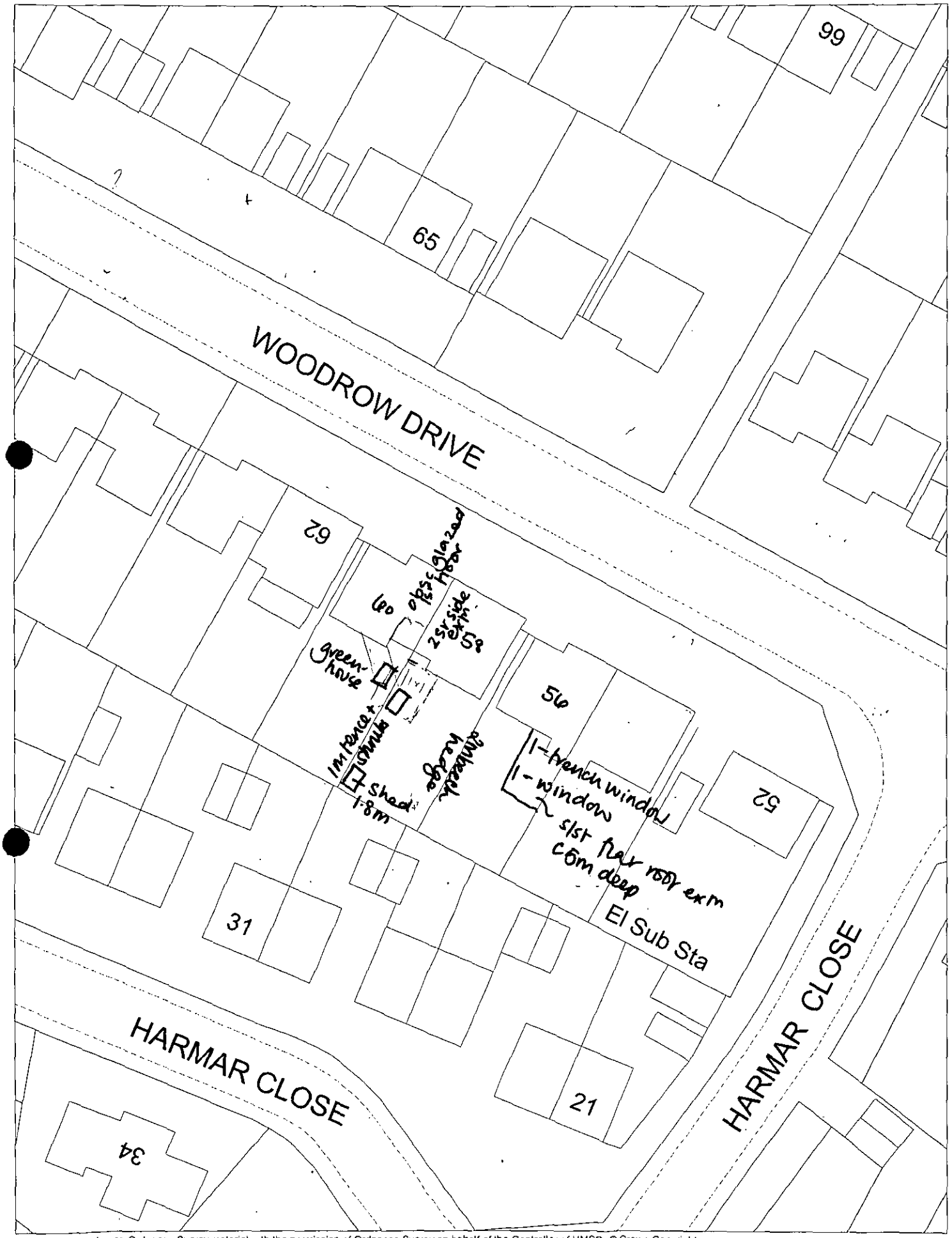
TREES

ACCESS/PARKING – garages

LEVELS

BOUNDARY TREATMENT No 56 2m beech hedge
Rear 1.8m fence
No 60 1m fence + shrubs. 1.8m by house.

OTHERS



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.

28 February 2000

Scale: 1 : 500

N
W E
S

Received by Wokingham District Council

Application No: F/2000/0463

Proposal:
Proposed single storey rear extension to dwelling.

Location:
58 , Woodrow Drive, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY **(9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)**

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Bhavash Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/02/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

Tel: (0118) 974 6480

Date: 6 June 2000

My ref: F/2000/0463

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: 33505 – Wokingham

CONFIDENTIAL

Councillor M Robertson
47 Proctors Road
Wokingham
RG40 1RP

Dear Councillor

Application Number: F/2000/0463
58 , Woodrow Drive, , Wokingham.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Bhavash Vashi** on **(0118) 974 6480**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 16 June 2000

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Bhavash Vashi** Application Number: **F/2000/0463**
58 , Woodrow Drive, ; Wokingham.
Proposed single storey rear extension to dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Robertson

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6480

Date: 10 June 2000

My ref: F/2000/0463

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: 33505 - Wokingham

CONFIDENTIAL

Councillor P Edwards
30 Mays Road
Wokingham
RG40 1RW

Dear Councillor

Application Number: F/2000/0463
58 , Woodrow Drive, , Wokingham.
Proposed single storey rear extension to dwelling..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Bhavash Vashi** on **(0118) 974 6480**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Thurlbeck pp

Head of Planning and Transportation

Tel: (0118) 974 6480

Date: 9 June 2000

My ref: F/2000/0463

WOKINGHAM DISTRICT COUNCIL
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: 33505 - Wokingham

CONFIDENTIAL

Councillor I Brown
12 Paice Green
Wokingham
RG40 1YN

Dear Councillor

Application Number: F/2000/0463
58 , Woodrow Drive, , Wokingham.
Proposed single storey rear extension to dwelling..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Bhavash Vashi** on **(0118) 974 6480**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Watson

Head of Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	VALID 31 JAN 2000
Officer: BV	Application No. F/2000/0463

Map No. 76 Site ...O:05....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 58 WOODROW DRIVE

Parish: WOKINGHAM Ward: Norreys
4.2.2000

Applicant: MR/MRS SLAY

Fee Received 95-00 (1) 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		31 JAN 2000	
2	1:500 block plan showing existing & proposed dev. + adj. Properties	passing layout? Highlight posn of extension.	24/1	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer		31 JAN 2000	
8	Encroachment letter	Encroachment at boundary? letter required.	24/1	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 14.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

..... No pre-apps.

NEIGHBOURS:

..... S/N + 29 Harmar Close ✓

.....

.....

.....

.....

.....

.....

.....

.....

CONSULTATION SHEET 31.JAN.2000*

APPLICATION NO. E/2000/0463

1859

ADDRESS TO WHICH LETTER SENT	DATE SENT	REPLY RECEIVED (DATE)	APPEAL NOTIFICATION SENT
29 Humar Close Wokingham ✓	TWS 4.2.2000		

PLANNING SERVICES	HPT 30216
POL	TLS
DC APP	ENF
CS	
05 JUN 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: F/2000/0463

Proposal: Proposed single storey rear extension to dwelling.

Site Address: 58 Woodrow Drive, Wokingham.

Applicant: Mr & Mrs Slay C/O Howard Rodaway Architect

Your observations are required in respect of this application by **03/06/2000**

No objections to roof alterations in drawing no 1255-1c

SIGNED: _____ **DATE:** 31/05/00

Clerk to Wokingham Town Council

with John

Date: 24 May 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0463

Location: 58, Woodrow Drive, Wokingham.

Proposal: Proposed single storey rear extension to dwelling.

Applicant: Mr & Mrs Slay C/O Howard Rodaway Architect.

Case Officer: Emy Circuit

The new plans show the following: Change from mono-pitch to flat roof. Drawing no 1255-1c.

Comments are required by 03/06/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

1970

(RING ONE)

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

App No. F/2000/0463 (Planaps) / (Ludhouse) Date Rec. 22/5/00

Location: 58 Woodrow Drive

Parish Wokingham

Applicant: Mr and Mrs Slay

Description of attached plans change from mono-pitch to flat roof

Drawing No's: 1255 - 1c

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 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: 99 Hazel Close

Date for Responses 10 days.

FURTHER ACTION

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

Redate Application Y / (N) From _____

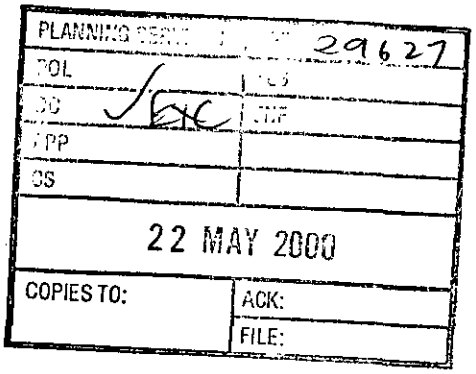
New Site Notice Y / (N)

New Description _____

CASE OFFICER EXC.

Consultations Sent by Admin. on 24.05.PS.

Yellow - Part One Copy
Green - Officer's Copy



Howard Rodaway Architect
51 Erleigh Road, Reading RG1 5NB
tel: (0118) 966 1084
fax: (0118) 935 3055

Chief Officer
Planning Services
Environmental Services Dept
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

REVISED PLAN
0463

19th May 2000

Dear Sir,

58 Woodrow Drive
Ground Floor Extension 255/011

I refer to application number F/2000/0463 and Mr Slay's letter to Ms Circuit dated 17th April, 2000.

The applicant, Mr Slay, now wishes to substitute the enclosed drawing 1255-1c for 1255-1b which accompanied the original application.

I hope you will now be able to approve the application on the basis of drawing 1255-1c, and look forward to hearing from you. Four copies of the drawing are enclosed.

Yours faithfully,

Howard Rodaway.

cc: Mr Slay

PLANNING SERVICES	RPT 28525
POL	TLS
DC	ENF
APP	
CS	
COPIES TO:	ACK:
	FILE:

Andrew Slay
58 Woodrow Drive,
Wokingham,
Berks.
RG40 1RT
Tel 0118 9619916

17 April 2000

Ground Floor Extension 255/007

Dear Ms Circuit

Further to our recent telephone conversation re the above, I would like to apologise for the delay in writing caused by pressure of work.

I believe that there is some confusion regarding the current internal layout of the property. The house consists of four bedrooms, of which two are small single rooms, and two are double rooms. The extension above the garage was a long, thin single room when we moved into the property. We subsequently split the room internally to provide a second "Family" bathroom and single room. This is now proving too small for my younger daughter and we would like to build a double sized bedroom on the ground floor to the rear of the property.

We are constrained for width by the property boundary and our own kitchen window, and are looking to make best use of all available width to make the internal dimensions of the new room as realistic as possible. We therefore discounted at an early stage a pitch roof with the ridge running towards the rear of the garden as the allowance for gutters on our neighbours side would have required the extension to be set in from their property to avoid overhanging their land.

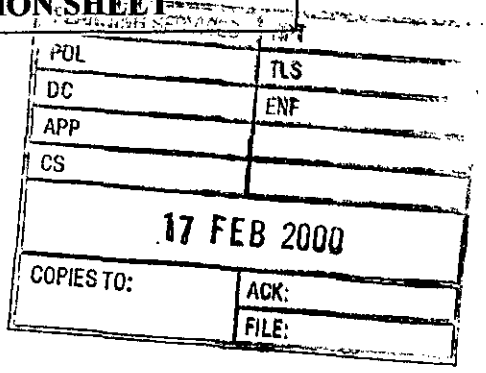
I understand your concerns regarding the bulk of the pitch as outlined in our already submitted plans and am happy to revert to a flat roof design. This should match the existing extension on the next property (No 56). We had already intended to mirror it in respect of the width and depth, and now if we match the height and roof design it will keep the extension in sympathy with the immediate area. The top of the adjacent extension is six brick courses above the top of their downstairs windows and thirteen brick courses below the bottom of their upstairs windows. This seems to be nicely in proportion. We did discuss whether this should be lower than this, with a step from the bedroom up into the kitchen. I would wish to avoid this is possible as, although we have no intention of using the new room as a "Granny Annexe" it would lend itself to that use for new owners, and the step might create a hazard to anyone elderly.

I hope this variation meets with the Councils requirements and look forward to hearing your views on the revised plans.

Yours sincerely

Andy Slay

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Case officer: Bhavash Vashi

Application Number: F/2000/0463

Proposal: Proposed single storey rear extension to dwelling

Site Address: 58 Woodrow Drive, Wokingham

Applicant: Mr & Mrs Slay c/o Howard Rodaway Architect

Your observations are required in respect of this application by **28/02/2000**

Objections:

No objections.

SIGNED: _____ **DATE:** 15/2/2000

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: Bhavash Vashi

Date: 04 February 2000

Application Number: F/2000/0463

Proposal: Proposed single storey rear extension to dwelling..

Site Address:
58 , Woodrow Drive, , Wokingham.

Applicant:
Mr & Mrs Slay C/O Howard Rodaway Architect.

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).

COMMENT

REQUEST ADDITIONAL PLAN TO SHOW PARKING LAYOUT WITHIN THE CURTILAGE OF THE PROPERTY FOR THREE VEHICLES. GARAGE SPACE TO BE 2.5 x 5m (MINIMUM), 2.4 x 4.8m (MINIMUM) ON DRIVEWAY.

Signed: N.S. Trotter **Print name:** N TROTTER

11-2-00

31.JAN.2000 0463

Howard Rodaway Architect

51 Erleigh Road, Reading RG1 5NB
tel: (0118) 966 1084
fax: (0118) 935 3055

Chief Officer
Planning Services
Environmental Services Dept
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

14 January 2000

Dear Sir,

58 Woodrow Drive
Ground Floor Extension 255/003

I enclose the following:-

1. 6 copies of drawing 1255-1b
2. 6 copies of the householder planning application form duly completed.
3. 6 copies of 1:500 and 1:2500 OS surveys with the site edged in red.
4. My client's cheque for £95.00 payable to WDC (cheque no: 100619 402410 01904590 dated 6th January 2000.)

When you visit the site, you will see that the OS plans show Nos 58 and 60 Woodrow Drive incorrectly

Please confirm that you have all the information you need and the date that the application has been registered.

Yours faithfully,

Howard Rodaway.

31 JAN 2000
31.JAN.2000 0463

Howard Rodaway Architect

51 Erleigh Road, Reading RG1 5NB
tel: (0118) 966 1084
fax: (0118) 935 3055

Chief Officer
Planning Services
Environmental Services Dept
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

28 January 2000

fao: Mrs C Hurst

Dear Sir,

58 Woodrow Drive
Ground Floor Extension 255/005

I refer to your letter dated 24.01.2000 and enclose the following:-

1. 4 copies of a 1:500 plan dated 28.01.2000 showing the existing and proposed development, with the proposed extension marked in red. Two existing parking spaces have been identified, together with the existing garage, all inside the property boundary. This drawing should be read in conjunction with the OS plans.

2. I confirm that no encroachment onto adjoining properties is intended.

3. In addition, I enclose all the documents which accompanied my letter dated 14th January, 2000, and apply once again for planning approval.

I trust that you now have all the information which you require, and will confirm that the application has been registered, and advise the date when you will determine the application.

Yours faithfully,

Howard Rodaway.

ADDRESS 58 WOODROW DRIVE PARISH WOK

PLOT No. 146 ORD. SHEET No. 76

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/46/58	Marlow	Res Dev	8/1/59	Re
O/22/59	do	do	13/8/59	Re
O/42/65	Taylor Woodrow	do	29/7/65	C/
B/50/66	do	Dwelling	23/2/67	C/
R/209/73 9564M		Extensions	13/9/73 R.	22/8/73
00143		Ext lounge 2 beds over	14/2/74	C/
BR 118		Two storey ext.	7/2/74	
96/6355 9/4			16-5-96	Cl
FP96/5234	MR & MRS A-STAY	PITCHED ROOF OVER EX. GARAGE/EXT & INT. ALTS.	28.3.96	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 31 JAN 2000 0463

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	MR & MRS SLAY
	Address and postcode	58 WOODROW DRIVE WOKINGHAM BERKSHIRE RG40 1RT
	Phone number	961 9916
2	Agent's Name	HOWARD RODAWAY ARCHITECT
	Address and postcode	51 ERLEIGH ROAD READING RG1 5NB
	Phone number	0118 966 1084
3	Site	58 WOODROW DRIVE WOKINGHAM
	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.	
4	Give brief details of the proposal for example, two storey side extension. About the application	ADDITIONAL GROUND FLOOR BEDROOM
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, TILES, PVC WINDOWS TO MATCH EXISTING BUILDING
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.	ENCLOSED	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	ENCLOSED	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	ENCLOSED	
	• 1:500 scale site layout plan.	ENCLOSED	
	• 1:100 or 1:200 scale floor plans and elevations.	1255-16 ENCLOSED	

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: D A Stacy

on behalf of: APPLICANT

Date: 11/1/2000

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