SOUTHPORT U.K.
LONDON OFFICE
EX SYSTEMS LTD

APPLICATION NO:
F/2001/3206

LOCATION:
74 Reading Road, Wokingham.

APPLICANT:
A Hitti ESQ C/O Impulse Design

PROPOSAL:
Proposed erection of detached dwelling (amendment to consent 98/68137/F)

EARLIEST DATE FOR DECISION:17/02/2001

APPLICATION WILL HAVE EXPIRED ON:
15/03/2001

CASE OFFICER: **Martin Durkan**

(MD)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

A Hitti Esq
C/O Impulse Design
36 Loxwood
Earley
Berkshire
RG6 5QZ

Application Number: F/2001/3206

Parish: **WOKINGHAM**

Location: **74, Reading Road, Wokingham.**

Proposal: **Proposed erection of detached dwelling (amendment to consent 98/68137/F)**

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. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no additional windows or similar openings shall be constructed in the first floor or above in both side elevations.

Condition
3. All the first floor windows in both side elevations of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
4. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority.

Condition
5. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
6. No construction work of any sort shall take place between the hours of 6.00pm and 8.00am Monday to Friday and 1.30pm to 8.00am Saturdays and no work shall take place on Sundays or Bank Holidays.

Condition
7. All excavations for the proposed garage and retaining wall within the crown spread of existing trees will be carried out by hand.

Condition
8. Prior to the commencement of works details of 2.4 x 120m visibility splays shall be submitted to and approved in writing by the Local Planning Authority. The plan will indicate existing trees and any to be removed. The visibility splays will be provided in accordance with the approved plans prior to the occupation of the dwelling and the visibility splays shall be kept clear of obstructions above 0.6m in height and maintained as such at all times.

Condition
9. Access drive shall be hard surfaced with a hard bound material to avoid spillage of loose material onto the highway.

Condition
10. The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
11. The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

Condition
12. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

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

Reason
2. In the interests of residential amenity.

Reason
3. In the interests of residential amenity.

Reason
4. In the interests of residential amenity.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of residential amenity.

Reason
7. In the interest of the future health and amenity value of the trees.

Reason
8. In the interests of highway safety.

Reason
9. In the interests of highway safety.

Reason
10. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
11. In the interests of highway safety.

Reason
12. In the interests of highway safety and convenience.

Informative
1. The Engineer 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 LD3.

~~South East Area Local Plan Policies STV1, SBE1, SBE2 and SW2.~~

Deposit Draft Wokingham District Local Plan Policies WBE1, WBE2 and WBE12.

John Mitchell
Development Control Manager
Date: 21/02/2001

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.

Received by Wokingham District Council

Application No: F/2001/3206

Proposal:
Proposed erection of detached dwelling (amendment to consent 98/68137/F)

Location:
74, Reading Road, , 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). 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 Martin Durkan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/02/2001. 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

24 January 2001

787
24998

Tel. 0118 974 6480 (Direct Line)
E-mail: Bhavash.Vashi@wokingham.gov.uk
Date. 7TH February 2000
My ref. BV/Pre-app
Your ref.

Mr. Jackson
Millgate Homes
Millgate Court
Terrace Road North
Binfield
BERKS.
RG42 5HZ.

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. Jackson

PROPOSED DWELLING AT 72-76 READING ROAD, WOKINGHAM.

I refer to your letter and plan dated 18th January 2000 with regard to the above.

Having reviewed Carol Humphrey's letter of the 24th November 1999 and your latest plan, I consider that, even taking into account the changes in levels and the mature landscaping around the site, a two-storey dwelling would be obtrusive and detrimental to the streetscene. However, a modest sized bungalow could be accommodated on the site provided adequate protection is given to the mature trees. I would advise you to contact Neil Etherington of the Landscape Team on (0118) 9746469 to discuss any proposal.

I trust that this advice is of use to you and should you wish to discuss any matter please do not hesitate to contact Mr Vashi on (0118) 9746480.

I advise you that the above is informal advice only, is given without prejudice, to the determination of any such application.

Yours sincerely

Chris Wood
Head of Planning & Transportation

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

PLANNING SERVICES | HPT 24998
POL | TLS
DC | ENF
APP |
CS |
20 JAN 2000
COPIES TO: | ACK:
FILE:

Reply reqd.

Development Control Manager
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Ref:NSJ/SC/66
18th January 2000

Dear Sir,

FOR THE ATTENTION OF MR B VASHI

72 -76 READING ROAD, WOKINGHAM

Further to the letter from Carol Humphrey dated 24.11.99 I now enclose a further drawing showing a single detached house in the area in front of numbers 72-76 for your further comment. This appears to provide a satisfactory relationship with the existing properties and the new house to be built at number 74, whilst maintaining the great majority of the vegetation towards the front of the site. This would be enhanced by further low level planting with hollies and the like to strengthen the roadside landscape belt including two of the three existing accesses, in accordance with policy WBE12.

I look forward to hearing further from you as to whether this might form a basis of a revised application.

Yours sincerely

N S JACKSON
Land & Planning Director

S/Storey dwelling.

Best Family Home 1994 - 1996 - 1997 - 1998
Best Luxury Home 1998
House Beautiful magazine Family Home of the Year 1997
Best Luxury House 1998
Best Small Builder 1996

Millgate Developments Ltd. Registered in England No. 2229073

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH
BINFIELD, BERKSHIRE, RG42 5HZ

TEL: 01344 489966 FAX: 01344 489967

FACSIMILE TRANSMITTAL SHEET

TO: MR. B VASHI FROM: NICK JACKSON

COMPANY: WDC. DATE: 4.2.00

FAX NO: 0118.974.6484. NO OF PAGES: (inc cover) 2.

PHONE NO: RE: 72-76 READING RD.

URGENT ☐ PLEASE REPLY ☐ REF:

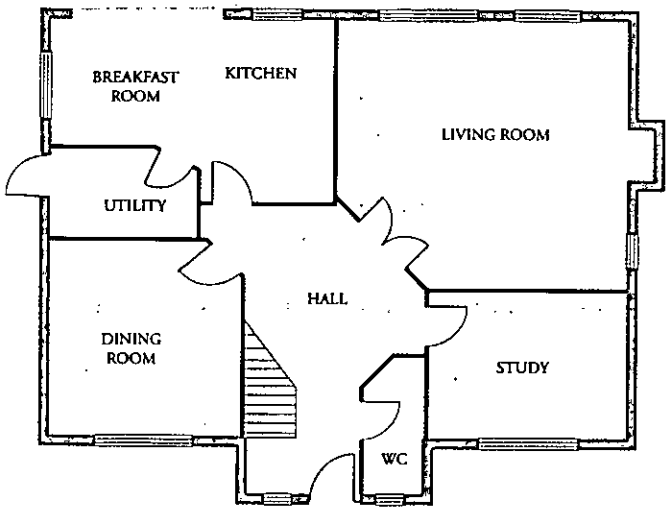
Copy of Mrs. Humphreys's letter attached. You will see no mention of a bungalow. We will now proceed with a revised planning application but in the meantime I would be grateful for a letter confirming our discussion.

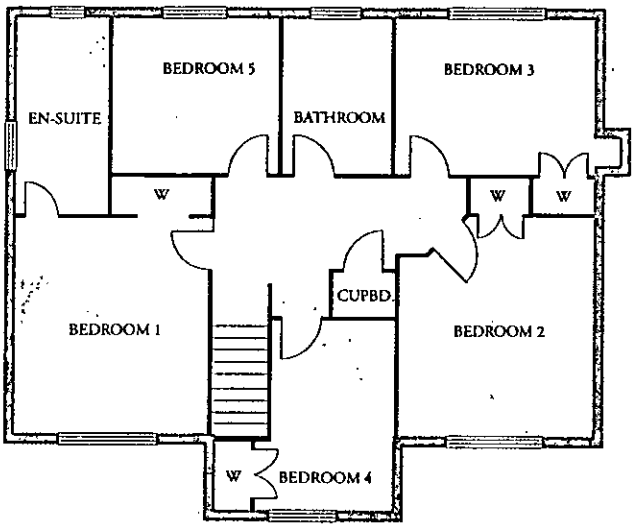
NJ

IF YOU UNABLE TO READ THIS FAX, PLEASE TELEPHONE THE ABOVE NUMBER

GROUND FLOOR

Living Room	5.20m x 4.85m	(17' x15'10")
Dining Room	3.55m x 3.45m	(11'7" x 11'4")
Study	3.55m x 2.50m	(11'8" x 8'2")
Kitchen/Breakfast Room	5.10m x 3.25m max	(16'9" x 10'8")





FIRST FLOOR

Bedroom 1	3.85m x 3.60m	(12'8" x11'10")
Bedroom 2	3.85m x 3.55m	(12'7" x 11'9")
Bedroom 3	3.55m x 2.80m	(11'8" x 9'2")
Bedroom 4	3.35m x 2.40m max	(11' x 7'11")
Dressing Room/Bedroom 5	2.95m x 2.80m	(9'9" x 9'2")



MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

Mrs B Polnik
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Ref:GM/SC/75
27th June 2000

PLANNING SERVICES | RPT
POL
DC
EP
CS 31102
26 JUN
COPIES TO:
FILE:

Dear Mrs Plonik,

RE: 70-76 READING ROAD, WOKINGHAM

Please find attached two proposals for flat developments consisting of 24 units at the above site.

As you will appreciate these proposals follow extensive negotiations with yourselves in agreeing a suitable development on this site, in the past for detached houses.

It is feasible bearing in mind the site contours, and retention of existing trees, in particular along the "Green Corridor" to have a suitable development, for flats.

Our Highways consultant is currently in discussion with your Highways department, to agree a suitable point of access into the site, and also achieving acceptable sight lines at the junction. This is currently as shown on the plans.

Our proposals consist of 2 and 2 ½ storey block of flats sat within the existing site levels, plus an additional basement for underground parking, which sits within the existing lower levels of the bowl to the middle of the site.

I have tried to contact you to arrange a meeting to discuss these proposals, but understand you are on annual leave. In your absence, I have asked for a meeting to be arranged, which has been pencilled in for the 5th July 2000 at 10am in your offices.

I hope this will be acceptable to yourself, and that we can discuss these proposals in more detail on the 5th July.

Yours sincerely

G Meier

GREG MEIER Dip.Arch.RIBA
Chief Architect

Best Family Home 1994 - 1996 - 1997 - 1998
Best Luxury Home 1998
House Beautiful magazine Family Home of the Year 1997
Best Luxury House 1998
Best Small Builder 1996
Millgate Developments Ltd. Registered in England No. 2229073

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email Carol.Humphrey@wokingham.gov.uk
Date 24 November, 1999
My ref CEH/DLM/99/70329/F
Your ref NSJ/SC/662

Mr N S Jackson
Land & Planning Director
Millgate Homes
Millgate Court
Terrace Road North
BINFIELD
Berkshire
RG42 5HZ

RECEIVED
26 NOV 1999

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
E-mail:

Dear Mr Jackson

72-76 READING ROAD, WOKINGHAM

Thank you for your letter. I have carefully considered your proposals, particularly in light of the recent refusal for two dwellings on the site.

I am of the view that the majority of your proposals fail to overcome the clear concerns the Local Authority had in refusing your previous scheme.

It seems to me that the only scheme that might be worth considering further, is your proposal E. Any dwelling would need to be particularly sensitively designed to avoid overlooking and to maintain the important character of the site.

This advice is without prejudice to the Council's decision making processes, which amongst other things considered the views of those consulted on any planning application.

On future correspondence please could you quote our reference which makes it easier to locate previous applications.

Yours sincerely

CAROL HUMPHREY
Development Control Manager

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3206	MD
BUILDING CONTROL NUMBER.	FP 98/8171	Paul
APPLICANT/AGENT	Impulse Design	
ADDRESS OF SITE	74 Reading Road WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	erect detached dwelling (amendment to consent 98/68137/P).	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	RLW-1008-4A	RLW-1008-4A.
ELEVATIONS	RLW-1008-1B	RLW-1008-1B.
FLOOR PLANS	RLW-1008-2B RLW-1008-3B	RLW-1008-2B. RLW-1008-3B.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Nine	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	8/3/01.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Applicationo	Name & Address
F/2001/3206	Mr M White 76 Reading Road Wokingham Berks RG41 1EL

App. approved
Letter sent 28/02/01

WORK SHEET FOR : Martin Durkan

Application Number : F/2001/3206

Applicant : A Hitti ESQ C/O Impulse Design.

Location : 74, Reading Road, , Wokingham.
Proposal : Proposed erection of detached dwelling (amendment to consent 98/68137/F)

Site Notice Displayed ? :

YES	NO	DATE
✓		30/01/01

Date of Neighbour Notifications : .....

Date of Site Visit : 30/01/01

Date Registered : 18/01/2001

Earliest Date for Decision : 17/02/2001

Latest Consultation Date/Site Notice Expiry Date : 17/02/2001

This application will have expired on: 15/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
HIGHWAYS - NO OBJECTION SUBJECT TO CONDITIONS
LANDSCAPE ARCHITECT — NO OBJECTION IN PRINCIPLE
NEIGHBOUR AT 76 READING ROAD — FURTHER ENCROACHMENT, RESTRICTION OF LIGHT ETC.

Planning Issues :
1. IMPACT ON ADJOINING OCCUPIERS
2. IMPACT ON THE STREET SCENE

SITE DESIGNATION:
SEALP/WDLPDD - WITHIN IDENTIFIED SETTLEMENT
SEALP - GREEN CORRIDOR
WDLPDD - GREEN ROUTE

Application Number: F/2001/3206

Appraisal:

Planning permission was granted for a new dwelling on the site in September 1998. This scheme is identical apart from a proposal to extend the rear of the building by a further one metre on one side at ground and first floor level.

There has not been any material change in planning circumstances since the granting of permission in 1998 and the proposed development is therefore acceptable in principle. Consequently, the main issue to consider is the impact of the additional extension on adjoining occupiers and on the surrounding area.

Impact on adjoining occupiers

The additional extension would be located in the south-east corner of the dwelling. The purpose is to create an additional en-suite shower room/w.c. in one of the bedrooms. The ground floor sitting room would also be enlarged and the window to this room in the east elevation of the building would be repositioned further towards the rear of the building by 340mm.

There would be no alterations to the west elevation of the building as approved in the original scheme. The neighbouring dwelling to the west (76 Reading Road) would therefore be unaffected by the proposals.

So far as the dwelling to the east (72 Reading Road) is concerned, there are no windows in the main flank wall of this building. At the rear of no.72 is a small, single-storey extension adjacent to the boundary with the application site. This extension has a small window on the side facing the site and French doors facing the rear. There are also windows at first floor level in the main rear wall of no.72 facing the rear garden. However, it is not considered that the further extension of the proposed dwelling at no.74 by one metre would result in any significant loss of light, outlook or privacy for the occupants of no.72 at either ground or first floor level.

Impact on the Street Scene

The front elevation of the dwelling would remain unchanged from that which has already been approved and there would therefore be no additional impact on the street scene. The enlargement of the building would not appear excessively bulky and it would not adversely affect the visual amenity of neighbours who would view it from the rear. There would therefore be no adverse impact on the street scene or the surrounding area.

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

F/2001/3206

CONDITION(S) :

01

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

02

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no additional windows or similar openings shall be constructed in the first floor or above in both side elevations.

03

All the first floor windows in both side elevations of the proposed development shall not at any time be glazed other than with obscure glass.

04

The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority.

05

Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

06

No construction work of any sort shall take place between the hours of 6:00pm and 8:00am Monday to Fridays and 1:30pm to 8:00am Saturdays and no work shall take place on Sundays or Bank Holidays.

07

All excavations for the proposed garage and retaining wall within the crown spread of existing trees will be carried out by hand.

F/2001/3206

08
Prior to the commencement of works details of 2.4 x 120m visibility splays shall be submitted to and approved in writing by the Local Planning Authority. The plan will indicate existing trees and any to be removed. The visibility splays will be provided in accordance with the approved plans prior to the occupation of the dwelling and the visibility splays shall be kept clear of obstructions above 0.6m in height and maintained as such at all times.
09
Access drive shall be hard surfaced with a hard bound material to avoid spillage of loose material onto the highway.
10
The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.
11
The dwelling shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.
12
Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

REASON(S) :
01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
02
In the interests of residential amenity.
03
In the interests of residential amenity.
04
In the interests of residential amenity.
05
In the interests of visual amenity.
06
In the interests of residential amenity.
07
In the interest of the future health and amenity value of the trees.
08
In the interests of highway safety.
09
In the interests of highway safety.
10
Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
11
In the interests of highway safety.
12
In the interests of highway safety and convenience.

Informative :
01
The Engineer 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.

Application Number F/2001/3206
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SBE1, SBE2 & SW2
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1, WBE2 & WBE12
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: LD3
MINERALS LOCAL PLAN POLICIES:

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

no decision before 17/2/01.

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: 74 Reading Road Wokingham.

APPLICATION NUMBER: F/2001/3206

OFFICER: Martin Durkan

DATE OF SITE VISIT: 30/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

DETACHED HOUSES ON BOTH SIDES AND TO REAR. SURROUNDING AREA IS RESIDENTIAL IN CHARACTER.

3. DESCRIPTION OF SITE/BUILDING

VACANT LAND

4. RELATIONSHIP TO ADJOINING PROPERTIES

NEW BUILDING WOULD BE IN LINE WITH EXISTING DWELLINGS ON EITHER SIDE. IMPACT IS CONSIDERED IN REPORT.

5. SITE CONSTRAINTS

TREES ALONG BOUNDARY

ACCESS/PARKING EXISTING CROSSOVER. DOUBLE GARAGE PROPOSED.

LEVELS LAND SLOPES DOWN FROM ROAD. HIGHER GROUND LEVEL AT REAR.

BOUNDARY TREATMENT FENCING WITH TREE AND SHRUB PLANTING.

OTHERS

Tel: (0118) 974 6446

Date:

My ref: F/2001/3206

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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/2001/3206
74, Reading Road, , Wokingham.
Proposed erection of detached dwelling (amendment to consent 98/68137/F)

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 **Martin Durkan** on **(0118) 974 6446.**
If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 12TH FEB. 2001

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Martin Durkan** Application Number: **F/2001/3206**
74, Reading Road, , Wokingham.
Proposed erection of detached dwelling (amendment to consent 98/68137/F)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Eke

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 6446

Date:

My ref: F/2001/3206

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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
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Dear Councillor

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Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

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Case officer: **Martin Durkan** Application Number: **F/2001/3206**
74, Reading Road, , Wokingham.
Proposed erection of detached dwelling (amendment to consent 98/68137/F)

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Earnshaw

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 6446

Date:

My ref: F/2001/3206

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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/2001/3206
74, Reading Road, , Wokingham.
Proposed erection of detached dwelling (amendment to consent 98/68137/F)

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 **Martin Durkan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 12TH FEB, 2001

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Martin Durkan** Application Number: **F/2001/3206**
74, Reading Road, , Wokingham.
Proposed erection of detached dwelling (amendment to consent 98/68137/F)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Malvern

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

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

PLANNING SERVICES | HPT 40355
POL
DC
APP
CS
26 F.
COPIES TO:
ACK:
FILE.

Case officer: Martin Durkan

Application Number: F/2001/3206

Proposal: Proposed erection of detached dwelling (amendment to consent 98/68137/F)

Site Address: 74 Reading Road , Wokingham

Applicant: A Hitti C/O Impulse Design

Your observations are required in respect of this application **by 17/02/01**

No objection to this application which proposes minor amendments to a previous consent.

SIGNED: PA Harcourt **DATE:** 23/02/01

pp **CLERK TO Wokingham Town Council**

PLANNING SERVICES	HPT
POL	TLS
DC 005	ENF MD
APP	
CS	
02 FEB 2001	
COPIES TO:	ACK: ✓
	FILE:

76 Reading Road
Wokingham
Berkshire
RG41 1EL

8 February 2001

Dear Mr Durkan,

Re: Planning Application F/2001/3206
74 Reading Road

I am writing to register an objection to the above application.

I have only recently become the freeholder of No 76 and at the time was quite aware of the proposed new house to be built under the already approved application 98/68137/F.

Although only a small change to that application is now proposed, the increase in the house length at the rear by one metre does take the building further beyond the rear building line of the adjoining properties, Nos. 72 and 76. This may seem innocuous but I would like to point out that the current building line of those properties, in particular mine, is occupied by single story construction whereas No. 74 will be a two-story construction at this location. I would agree that this was already the case in the original consent but another one metre represents a further encroachment, restriction of light, etc.

To me it seems that the original plan area available for building was basically too small for a five bedroom house and that a four bedroom would have been more appropriate.

I would respectfully suggest that this new application has been forwarded on the basis that the current consent results in bedrooms 4 and 5 being too small and that the architect/ owners want to increase the size of these bedrooms. I do wonder, if this application was to be approved, whether a future application for another one metre increase would materialise!

Yours Truly

Malcolm White
(Freeholder No 76)

Tel: (0118) 974 6446

Date:

My ref: F/2001/3206

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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/2001/3206
74, Reading Road, , Wokingham.
Proposed erection of detached dwelling (amendment to consent 98/68137/F)

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 **Martin Durkan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 12TH FEB, 2001

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Martin Durkan** Application Number: **F/2001/3206**
74, Reading Road, , Wokingham.
Proposed erection of detached dwelling (amendment to consent 98/68137/F)

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: Date: 1/2/01

Councillor Malvern

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

M.D

1792



I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/.3206 relates.

Address of site 74, READING ROAD,

WOKINGHAM, READING, BERKS.

Signed _____ (P.R.O'FARRELL)

Date 30TH JANUARY 2001

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man





Business reply service
License no. RG147



Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1327

WOKINGHAM DISTRICT COUNCIL

To MARTIN

Date 29/1 Time 10

WHILE YOU WERE OUT

Name MR O'FARRELL

Of

Phone No. 9212282 Ext.

Returned his call. He has not submitted garage section plans as this would be unchanged. I advised him that provided there would be no changes here we wouldn't require plans. M. Durkan 30/01/01

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Regarding app 2001/3206. This is an amendment to approved application 98/68137. He wants to know if he needs to resubmit certain plans that are unchanged from the previous application or can the old ones be reused

Signed

MD



Royal Mail

We were unable to deliver this item because

- addressee has gone away
- no answer
- addressee unknown
- address incomplete
- refused
- ✓ address inaccessible
- not called for

no such address in Gateshead

date 25/1/07 initials

badge number P3960/97/302543

Tel. (0118) 974 6446

Date: 24 January 2001

Your Ref:

My Ref: Martin Durkan
F/2001/3206

The Owner / Occupier
74
READING ROAD
WOKINGHAM
BERKSHIRE
RG411EL

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 Sir/Madam

Application Number: F/2001/3206

Site Address: 74, Reading Road, Wokingham.

Proposal: Proposed erection of detached dwelling (amendment to consent 98/68137/F).

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2001/3206** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

You can also make comments using the District Councils web site at *www.wokingham.gov.uk* , look under Planning.

Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Martin Durkan**, on **(0118) 974 6446**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

TO: **DEVELOPMENT CONTROL**
Martin Durkan

FROM: Environmental Design

DATE: 2 February 2001

Location:	74 Reading Road, Wokingham
Proposal:	Proposed erection of detached dwelling (amendment to consent 98/68137/F)
Application Number:	F/2001/3206

In response to your consultation dated 24 January 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals in principle. It is presumed the existing paved driveway in the vicinity of the two oaks shown to be retained, will need to be rebuilt as the surface has broken up over time. The proposed position of the drive comes very close to the oaks and therefore to avoid damage to the tree roots it is suggested that the material used to pave the drive requires a minimal depth sub base foundation and is free draining.

Whilst construction of the property is taking place the trees will need to be protected by erection of protective fencing at the distances stated in BS 5837, this is to avoid unnecessary compaction of the ground by storage of materials or machinery within the minimum distance.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Martin Durkan **Date:** 24 January 2001

Application Number: F/2001/3206

Proposal: Proposed erection of detached dwelling (amendment to consent 98/68137/F)

Parish: WOKINGHAM TOWN

Site Address:
74, Reading Road, , Wokingham.

Applicant:
A Hitti ESQ C/O Impulse Design.

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).

Comments as per app no. 98/68137/F dated 28/08/98.

Signed: _____ **Print name:** Adam Coggins.

26/01/01

18.JAN.2001* 3206

IMPULSE DESIGN

ARCHITECTURAL DESIGN CONSULTANTS

36 LOXWOOD
EARLEY
READING
BERKS
RG6 5QZ

TEL: 0118 921 2282
FAX: 0118 921 2282

Date: 17th January 2001
Our ref: 1194/PROF

Planning Department
Wokingham District Council
P.O Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Sirs

RE: NEW DWELLING AT 74, READING ROAD, WOKINGHAM, BERKS. (previous app No:98/68137/F)

Please find enclosed our revised scheme for your consideration.

The enclosed incorporates modifications to the lounge and bedroom 2 in order to enable us to add an extre en-suite at first floor level. This resulted in an increase of 1000mm to this area only.

Whilst carrying out these alterations we took the oportunity of redesigning the ground floor inernal layout to accord with disabled access standards and confirm that building control have accepted these alterations as satisfactory.

I trust that the enclosed meets with your approval and look forward to hearing from you in the near future.

Yours sincerely

P. R O'Farrell.

Enc.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	18 JAN 2001
Officer: MD	Application No. F/2001/3206

Map No. 68A **Site** ...0.10.....
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F) PROPOSED ERECTION OF DETACHED DWELLING
CAMENDMENT TO CONSENT 98/68137/F)

Location: 74 READING ROAD

Parish: WOKINGHAM Ward: EMMBROOK
24.01.01

Applicant: A. HITTI ESQ.

Fee Received 190.00 **Required** ..... **Additional** ..... **Refund** .....
(1)

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	Parking layout.	✓ 24.01.01	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	Garage floor plan	✓ 24.01.01	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Site = 74 Reading Rd App = The Old Posting House Hogmoor Lane.		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 24.01.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	.....
Landscape	.....
Trees	✓
Conservation Officer	.....
Environmental Health	.....
Housing	.....
Leisure & Cultural services	.....
Public Rights of Way	.....
Property	.....
District Secretary (only if called in by SOS)	.....
Policy & Plans	.....
Strategic Planning (JSPU)	.....
Minerals (INTERNAL)	.....
Archaeological Site (BABTIE)	.....
Education	.....
Social Services	.....
Highways	✓

EXTERNAL CONSULTATIONS

Adjacent D P A	.....
Adjacent Parish	.....
Southern Electricity Board	.....
British Gas	.....
PSA Oil Pipeline	.....
Transco	.....
Environment Agency	.....
Rail Track	.....
Police Arch. Liaison Officer	.....

HERITAGE BODIES

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

OTHERS:

2 x p.e. apps attached

NEIGHBOURS:

Site notice and see map + 68 Reading Rd

1509/ab

PLANNING APPLICATION PART 1

18.JAN.2001 * E206



18.JAN.2001 * 3.

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	A. HITTI ESQ
	ADDRESS	THE OLD POSTING HOUSE
		HAGMOOR LANE, HURST
	POST CODE	Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	IMPULSE DESIGN
	ADDRESS	36, LOXWOOD
		EARLEY, READING, BERKS
	POST CODE	RG6 5QZ Tel No. 0118 9212282
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	74, READING ROAD
		WOKINGHAM, BERKS
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.09 HECTARES.
5. Give brief details of the proposal	ABOUT THE APPLICATION	RE-SUBMISSION OF PREVIOUSLY
		APPROVED SCHEME - LOUNGE/BED 2
		EXTENDED BY 1.0m TO REAR.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	FREEHOLD OWNER.
7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.	PLANS/DRAWINGS	1:1250 Location Plan ✓; 1:200 Block Plan ✓; 1:100 Elevations ✓; 1:50 Floor Plan ✓; Other
8. Does the application involve any of the following. Please tick relevant boxes. If you tick OTHER, please explain on this form.	CHANGE OF USE	☐
	CONSTRUCTION OF NEW BUILDING	✓
	OTHER	
	ALTERATION or EXTENSION	✓
	DEMOLITION	☐

9. What type of Planning application are you applying for ?

RESERVED MATTERS	☐	Go to Question 10.
OUTLINE PERMISSION	☐	State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION	☐	State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION	☐	State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS	☐	State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL.
(PREVIOUS BUILDING NOW DEMOLISHED.)

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / [redacted]

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

RED FACING BRICKWORK
BROWN / ORANGE PLAIN CONC TILES
WHITE PAINTED TIMBER CASEMENTS.

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

[redacted] / NO — SOAKAWAYS.

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / [redacted]

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / [redacted]

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

YES / [redacted]

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

[redacted] / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	1
	TOTAL	1
Nos. of residential units lost through demolition or conversion		1
NET CHANGE		NONE (ONE FOR ONE REPLACEMENT)

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / [redacted]

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

[redacted] / NO

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 (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

[redacted] / NO

23. THE FEE ENCLOSED IS £ 190 = 00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED P.R.O FARREN ON BEHALF OF A. HITTI ESQ DATE 17/1/2001

Before submitting this application check that you have answered all the relevant questions 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.

1789/a

SECTION 66 CERTIFICATE

Application No. 18 JAN 2001 • 3206

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) . . . . . .

. . . . . .

(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).

● 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 . . . . . P.R.O'FARRELL . . . .

On behalf of . . A.HITTI. ESQ . . . . . .

Date . . 17TH JANUARY 2001 . . . . . .

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

ADDRESS 74 READING ROAD PARISH WOK

PLOT No.

BUILDER

ORD. SHEET No. 68B

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/39/59	J P Moyers	Garage	9/10/59	C/A
98/68137/A	K + M Hadleigh Dev.	Erect Det. Dwelling + Dbl Garage + Demolish Dwell.	29.9.98	C/A.
98/0147	Zenith Bldrs.	S/SC/Det.	1.10.98	APP
99/70329/A	MILLGATE HOMES	2 DWELL. + CLOSURE OF 2 ACCESS POINTS. NEW ACCESS & GARAGES	2.11.99	REF.

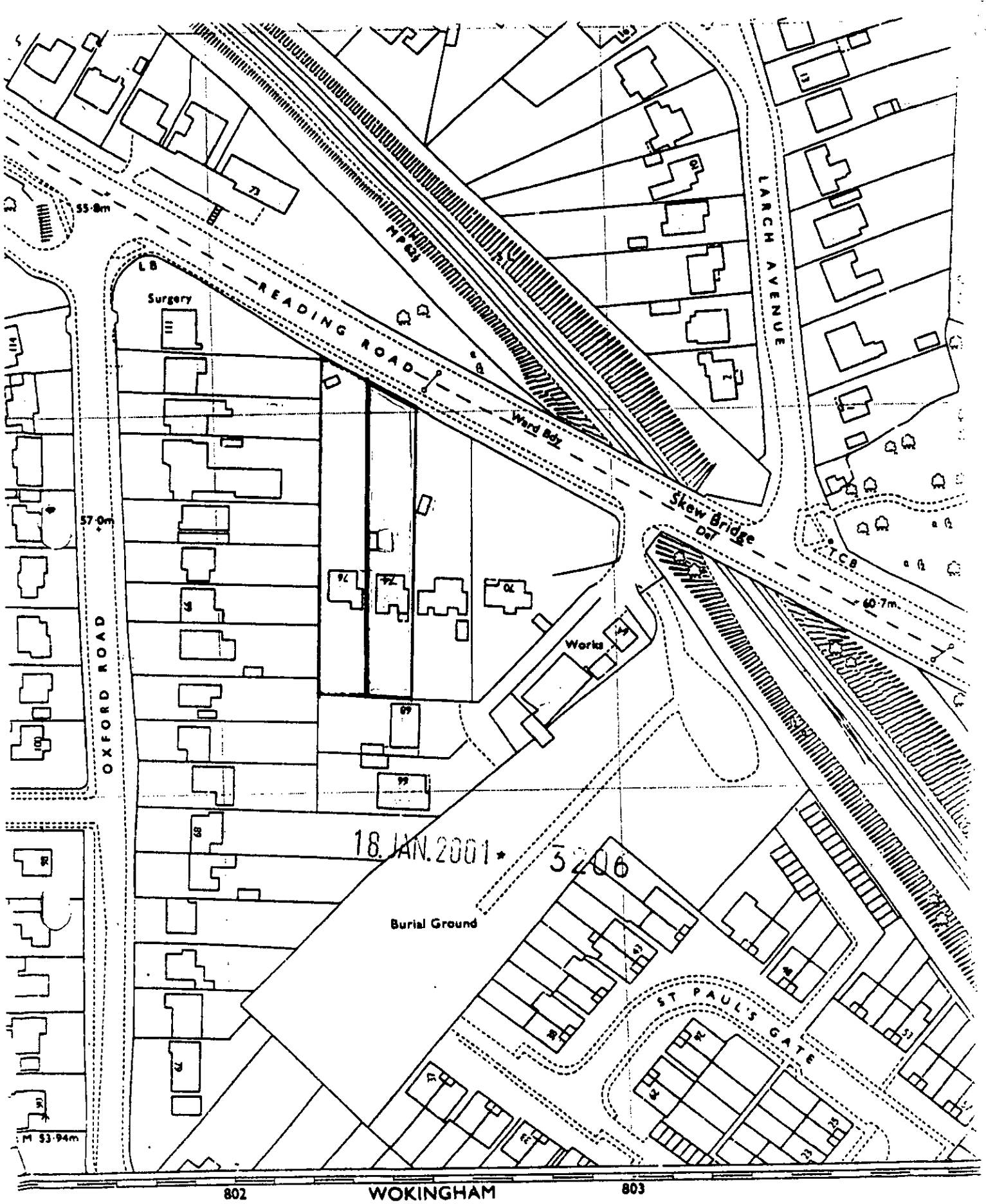
DATE OF COMPLETION

MINISTRY DECISION 70329 - APPEAL DISMISSED - 24/7/00

SPECIAL ORDERS

DRAINAGE

091074



802 WOKINGHAM 803

WOKINGHAM CO CONST

SU 8068 NW

APPROVED

CONVERSION SCALE
METRES-FEET

Metres 10 0 20 40 60 80 100 120 140 160 Metres
Feet 50 0 100 200 300 400 500 Feet

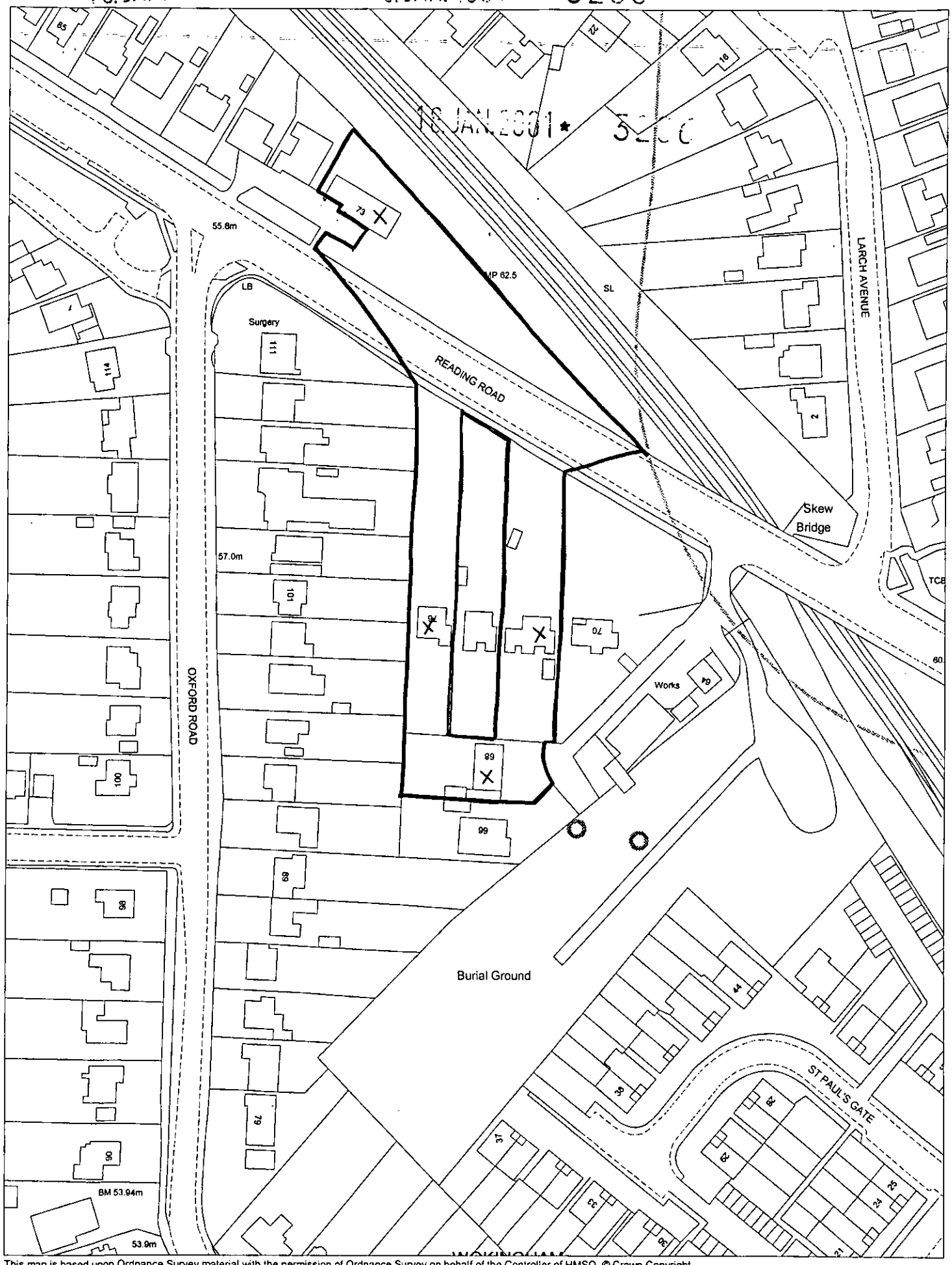
1 metre = 3·2808 feet 1 foot = 0·3048 metre

BOUNDARIES

ENGLAND & WALES

SCOTLAND

18.JAN.2001* 3206 18.JAN.2001* 3206



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Development Control Section, Environmental Services, Wokingham District Council.
22 January 2001 Scale: 1 : 1250