APPLICATION NO:
F/2001/3339

LOCATION:
16 Heath Close, Wokingham.

APPLICANT:
Mr D Bennett

PROPOSAL:
Proposed two storey side extension to dwelling and single storey side and front extensions.

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

APPLICATION WILL HAVE EXPIRED ON:
04/04/2001

CASE OFFICER: **Farah Humayun**

RAILEX
Wardleboard

EASIFILE EP7

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Bennett
16 Heath Close
Wokingham
Berkshire
RG41 2PG

Application Number: F/2001/3339

Parish: **WOKINGHAM**

Location: **16, Heath Close, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling and single storey side and front extensions.**

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

Condition
4. The bathroom/wc window in the side elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
5. 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
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
7. The proposed development hereby permitted shall always remain ancillary to, and not be sold, leased nor otherwise disposed of separately from the main dwelling.

Condition
8. The area shown on the revised plan, submitted on 9 May 2001, not shown as driveway shall be maintained as garden. This area shall not be removed or altered without the permission in writing of the Local Planning Authority.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

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

Reason
7. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

Reason
8. In the interests of visual amenity.

Informative
1. This permission relates to the application as amended with revised plans submitted to the Local Planning Authority on 6th May 2001, showing revised driveway layout and does not approve the proposals as originally submitted.

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

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policy LBE1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 30/05/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3339.	FH
BUILDING CONTROL NUMBER.	FX 2001/2096	
APPLICANT/AGENT	Mr M. J Paul.	
ADDRESS OF SITE	16 Heath Close WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	2 storey side ext + s/s front + side exts	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	rec'd. 23/6/01	rec'd 5/7/01
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/7/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	14/8/01	

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	

3339

Tel. 0118 974 6482 (Direct Line)
E-mail: Farah.Humayun@wokingham.gov.uk
Date. 11 October, 2001
My ref. BC/DC/2001/3339

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

Mr D Bennett
c/o M J Paul
19 Nightingale Road
Woodley
Berks.
RG5 3LS

Dear Sirs

PLANNING PERMISSION 2001/3339
SITE: 16 HEATH CLOSE, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2001/3339 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

FARAH HUMAYUN
Planning Assistant

Applicationo	Name & Address
F/2001/339	J M Nicholls 18 Heath Close WOKINGHAM Berkshire RG41 2PG

Application approved
letter sent 05/06/01

Form No. 16 XXXX 6/47

NOTICE OF CONSENT.

BERKSHIRE COUNTY COUNCIL.

Town and Country Planning Act, 1947.

WOKINGHAM BOROUGH COUNCIL.

Municipal Offices,
Wokingham Berks.

To M.A. Loverock Ltd.,
c/o Eric G.V. Hives & Sons,
46/48 Queen's Road,
READING.

Application No. Wok.B/51/07

Proposal Demolition of existing house, construction of roads and erection of ten detached houses with garages - Lockler Grange, Finchampstead Road, WOKINGHAM.

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Borough Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you and approved by the Council on the Twenty-eighth day of October, 19 65, subject to compliance with the conditions specified hereunder:—

1. No trees are to be felled on the site without the approval of the Local Planning Authority.
2. A scheme of landscaping shall be agreed with the local Planning Authority before development is commenced.
3. Screen fencing along the flank frontages of Plot No. 6 and along the frontages of the new estate road leading into the estate from Heath Close is to be provided to the satisfaction of the Local Planning Authority.
4. Screen fencing to the satisfaction of the Local Planning Authority is to be provided along the northern and eastern boundaries of the site. P.T.O.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—

In the interests of amenity and road safety.

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general Statutory provisions in force in the District.

DATED Eighth day of November 19 65

Edward Lucas
Town Clerk.

N.B.—A statement of the Applicant's rights is set out overleaf.

Copy to the County Planning Officer

Statement of Applicant's rights arising from the Refusal of planning permission or from the grant of permission subject to conditions.

1. If the Applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Minister of Housing and Local Government, Whitehall, London, S.W.1., in accordance with Section 16 of the Town and Country Planning Act, 1947. The Minister has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the Applicant has deferred the giving of notice because negotiations with the Local Planning Authority in regard to the proposed development are in progress. The Minister is not, however, required to entertain such an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the provisions of Section 14 of the Act and of the Development Order and to any directions given under the Order.

2. If permission to develop land is refused, or granted subject to conditions whether by the Local Planning Authority or by the Minister of Housing and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County Borough or County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with Section 19 of the Town and Country Planning Act, 1947.

   NOTE :

   In considering whether or not the use of land in any particular state is or would be reasonably beneficial, the Minister shall not take account of the possibility of any development, whether of that or any other land, of any class not specified in the Third Schedule of the 1947 Act (See Sec. 70 of the 1954 Act).

3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused, or granted subject to conditions by the Minister on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 20 and 79 of the Town and Country Planning Act, 1947.

4. The holder of an established claim made under Part VI of the Town and Country Planning Act, 1947, is entitled to the payment of compensation in the circumstances set out in Part II of the Town and Country Planning Act 1954, if permission for development is refused or is granted subject to onerous conditions. A form of claim is available from the local authority.

5. Revised plans are to be submitted for the building on Plot 11.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3339
CASE OFFICER: Farah Humayun

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

HAND DELIVERED ON 8/05/01.
FAO: FARAH HUMAYUN.

MR. & MRS. D.J. BENNETT,
16, HEATH CLOSE,
WOKINGHAM,
BERKSHIRE. RG41 2PG.

08/05/01.

Enclosed are drawings showing new site layout and access. These drawings supersede drawings submitted on 05/04/01.

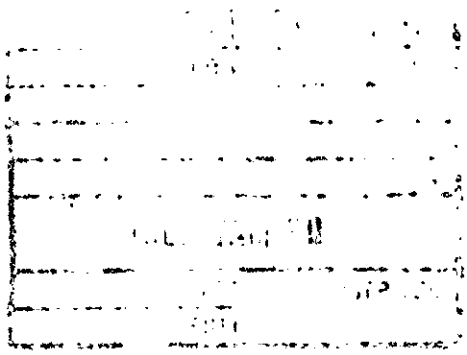
yours sincerely

DJ Bennett

PLANNING SERVICES	HPT 4301F
POL	TLS
BC FH	ENF
APP	
CS	
09 MAY 2001	
COPIES TO:	ACK:
	FILE:

3339

REVISED PLAN



F/2001/3379

21st FEB 2001

As requested additional copies of car parking arrangements reference Planning Appln at 16 HEATH CLOSE, WOKINGHAM.

S Bennett.

PLANNING SERVICES	HPT 4254
POL	TLS
DC	ENF
APP	
CS	
22 FEB 2001.	
COPIES TO:	ACK:
	FILE:

16, HEATH CLOSE
WOKINGHAM
RG41 2PG

REF FH/F/2001/3339.

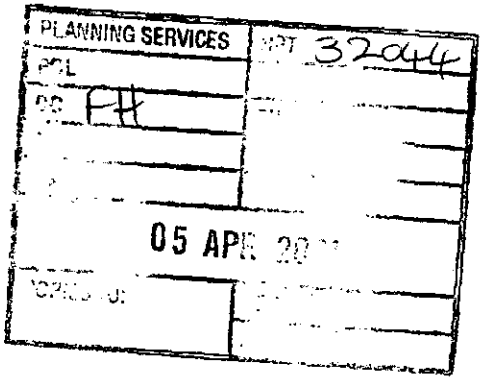
5TH APRIL 2001

MISS F. HUMAYUN,

Please find enclosed six copies of amended plans, showing first floor frontage 2.20 metres back from ground floor frontage, or 1 metre back from existing house frontage.

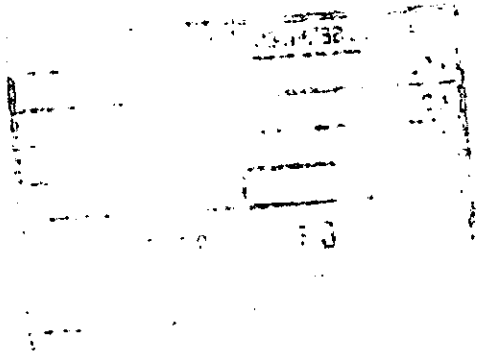
Trusting this will be satisfactory

Yours Faithfully



3339

REV... LAN



FH.

44473

Tel. (0118) 974 6444 (Direct Line)
Fax. (0118) 974 6484
Email. Mike.Thorp @wokingham.gov.uk
Date 13 June 2001
My ref. JRM/SB/F/2001/3339
Your ref.

Mr J M Nicholls
18 Heath Close
WOKINGHAM
Berkshire
RG41 2PG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Nicholls

PLANNING APPLICATION F/2001/3339
PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY SIDE AND FRONT EXTENSIONS
16 HEATH CLOSE, WOKINGHAM

I acknowledge receipt of your letter dated 11 June which has been passed to Mike Thorp, Principal Development Control Officer for reply.

Yours sincerely

SB

pp JOHN MITCHELL
Development Control Manager

MLT

PLANNING SERVICES	HPT
~~POL~~	TLS
DC JHA	ENF
APP	
CS	44473
13 JUN 2001	
COPIES TO:	ACK:
	FILE:

REPLY BY
27 JUN 2001

18 Heath Close
Wokingham
Berkshire RG41 2PG

11th June 2001

Application Number F/2001/3339

J Mitchell
Development Control Manager
Wokingham District Council

Dear Mr Mitchell

I refer to your letter to me of 5 June 2001, regarding the above planning application.

Upon inspecting the decision notice today, I noted reference to plans submitted on 9th May which showed the layout of front garden and drive areas and asked the applicant to retain the garden area shown on the plan. However there was no such plan available. I will revisit the Council Offices on Thursday and would be glad if that plan were available then.

I note the application did not go to Committee where I would have had the opportunity of making comments to the Committee. Would you please advise me of the current practices operated regarding which plans go to Committee, and which do not.

In the decision notice there was no reference at all to the environmental factors I had raised in my objection to the plans. I had previously understood that environmental issues were considered at planning approval stage, but Ms Humayan advised by phone earlier this week that this is not so. Please could you confirm that this is the case, and to whom I should address these considerations.

Finally I note that the applicant will have a driveway that will approach his proposed garage at an angle of about 60°; there must be some doubt that a vehicle can be manoeuvred in from that direction.

Yours faithfully

J M Nicholls.

Tel. (0118) 974 6444 (Direct Line)
Fax. (0118) 974 6484
Email. Mike.Thorp@wokingham.gov.uk
Date 6 July, 2001
My ref. MLT/FH/F/2001/3339
Your ref.

Mr J M Nicholls
18 Heath Close
Wokingham
Berks, RG41 2PG.

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

Dear Mr Nicholls

RE: 16 HEATH CLOSE, WOKINGHAM – PLANNING PERMISSION NO. F/2001/3339

I refer to your letter of 11 June 2001, concerning the above. Please accept my apologies for the delay in replying.

In response to your representations on this application, the applicant was requested to check the ownership of the area of front garden adjoining your property. The applicant then submitted a revised site plan using an Ordnance Survey base map. It is regretted that this was not available for inspection when you visited the offices. Please find enclosed a copy for your information. It is our understanding that all of the land within the revised application site is in the applicant's ownership. If you do not agree with this, you may wish to consider taking legal advice, as we are unable to adjudicate in ownership disputes.

Another plan was submitted at the same time, and I also enclose a copy for your information. This plan included an incorrect dimension, and is somewhat schematic. However, as planning permission would not be required to increase the hardstanding area in the front garden this plan was treated as having minimal status.

The Council's delegation to officers, of the power to determine householder planning applications, is subject to the provision that the District Councillors for that area have the right to require such applications to be determined by committee, provided that officers are so advised within 28 days of the date that they are informed about the application. If no such request were made, then the application would be determined under delegated powers, and would not be reported to committee. In this case, no such request was made.

The case officer's report on this application considered the impact of the proposals on both neighbouring properties and the street scene. Therefore your representations were considered in that context. However, it is acknowledged that you raised various other issues, including drainage and obligations under deeds to maintain the front gardens as lawns with or without flowerbeds, amongst others. Unfortunately, these issues do not constitute grounds for refusing planning permission. Private land law covenants and other restrictions are not enforceable by the Council, but only by the beneficiaries under private land law. Similarly, the drainage matters raised may well need to be addressed by the

applicant under different legislation, but planning permission could not be refused because such details were not submitted with the application.

As you rightly state, the proposed garage would be at an angle to the access drive. Whilst this is not ideal, the garage would be wider than the Council's minimum standard. This should allow it to function adequately, but may require care when entering and leaving. Accordingly, this did not constitute a reason to refuse planning permission.

I hope that this information is helpful. However, if you wish to discuss any matter further, please do not hesitate to contact me on the above telephone number.

Yours sincerely

M L THORP
Principal Development Control Officer

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/3339

Applicant : Mr D Bennett .

Location : 16, Heath Close, , Wokingham.
Proposal : Proposed two storey side extension to dwelling and single storey side and front extensions.

Site Notice Displayed ? :	YES	NO	DATE
	✓		7/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 7/03/01

Date Registered : 07/02/2001

Earliest Date for Decision : 11/03/2001

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

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

Consultation Responses :

ENVIRONMENT AGENCY - No objection.
NEIGHBOUR (1) - Objection - land ownership issue
- effect of noise + light from garage
- design of garden in open-plan area

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON THE STREET SCENE.

Application Number: F/2001/3339

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is proposed two storey extension and single storey side and front extension. Under revised plans submitted 5 April the two storey extension is set below the existing ridge height of the dwelling and set in at first floor level. There are two proposed side facing windows which should be obscurely glazed. There is high hedging on the shared boundary. The proposed front extension projects 1.2 m from the front of the dwelling. It is considered with the set back in the extension at first floor level the prop. dev. will not have an adverse effect upon the neighbouring property of No 14

The proposed side extension is proposed to be located adjacent to No 18. No 18 has two side facing windows. The prop. extension has prop. flat roof design. No 18 is set forward to No 16 therefore it is considered the prop. garage will not have an adverse effect upon the residential amenity of the neighbouring property

IMPACT UPON THE STREET SCENE

The proposal is set back at first floor level and set down at ridge height. It is therefore considered that the proposed extension appears subservient to the main dwelling and will not have an adverse effect upon the street scene. It is considered important that some part of the front area should be maintained as garden as a whole area of hardstanding may appear out of character in the area.

Recomendation : Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number F/2001/3339
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	SIDE ELEVATIONS OF THE EXTENSION
4	C045	R045	BATHROOM/WC, SIDE
5			
6	C122	R122	
7	C049	R049	
8		R062	THE PROPOSED DEVELOPMENT HEREBY PERMITTED SHALL ALWAYS REMAIN ANCILLARY TO, AND NOT BE SOLD, LEASED NOR OTHERWISE DISPOSED OF SEPERATELY FROM, THE MAIN DWELLING.
8		R150	THE AREA SHOWN ON THE REVISED PLAN, SUBMITTED ON 9 MAY NOT SHOWN AS DRIVEWAY SHALL BE MAINTAINED AS GARDEN. THIS AREA SHALL NOT BE REMOVED OR ALTERED WITHOUT THE PERMISSION IN WRITING OF THE LOCAL PLANNING AUTHORITY
			NO2 - PLANS, 6TH MAY, REVISED DRIVEWAY LAYOUT
			NO6

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LBE1

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOB3, WBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

MINERALS LOCAL PLAN POLICIES:

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

Date: 30/5/01

RECORD OF SITE VISIT

SITE ADDRESS: 16 Heath Close Wokingham.

APPLICATION NUMBER: F/2001/3339

OFFICER: Farah Humayun

DATE OF SITE VISIT: 7/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Y

2. DESCRIPTION OF SURROUNDINGS

RES. - MIXTURE OF HOUSE TYPES.

3. DESCRIPTION OF SITE/BUILDING

DETACHED WITH DET GARAGE.
AT ANGLE IN STREET SCENE.

4. RELATIONSHIP TO ADJOINING PROPERTIES

NO 18 - SET FORWARD TO NO 16. 2 SIDE FACING WINDOWS (NOT OBSCURE GLAZED)
BRICK WALL SET AFTER MID POINT OF REAR WALL. OPEN PLAN TO FRONT.
1 REAR FACING WINDOW.

NO 14 - APPROX IN LINE WITH NO 4 - NO SIDE WINDOW.
HIGH HEDGING TO BOUNDARY
EXISTING GARAGE ON SITE. - REAR FACING PROPERTY TO REAR

5. SITE CONSTRAINTS

TREES IN GARDEN.

ACCESS/PARKING 2 SPACES.

LEVELS SLOPES DOWN TOWARDS HOUSE.

BOUNDARY TREATMENT OPEN PLAN TO FRONT.
1.8 M OB FENCE - TO NO 18.
1.8 " " NOT.

OTHERS

ENVIRONMENTAL SERVICES
Engineering Division

MEMORANDUM

To: MIKE THORP
Copy to:

From: ADAM COSSINS

Date: 20/06/01

Ref: F/2001/3339
16 HEATH CLOSE

Mike.

The Highway Authority's understanding of the revised plan is that the applicant wishes to create a new access of approximately 4.8 metres in width to the west of their plot, in addition to their existing 3 metre wide access.

We believe that the arrows on the plan are somewhat misleading and that they refer only to the hardsurfacing of the front garden area between the new and existing accesses thereby creating an in/out arraingement.

Regards.

Adam.

Date: 11 May 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3339

Location: 16, Heath Close, Wokingham.

Proposal: Proposed two storey side extension to dwelling and single storey side and front extensions.

Applicant: Mr D Bennett.

Case Officer: Farah Humayun

The new plans show the following: Revised site outline and access.

Comments are required by 21/05/2001.

Should you have any queries regarding this application please contact the case officer Farah Humayun on 0118 974 6482.

Highway Authority have no objections to these revised plans.

Conditions as previous; dated 1/3/01

Adam C. 16/05/01

HAND DELIVERED ON 8/05/01
FAO: FARAH HUMAYUN.

MR. & MRS. D.J. BENNETT,
16, HEATH CLOSE,
WOKINGHAM,
BERKSHIRE. RG41 2R

08/05/01.

Enclosed are drawings showing new site layout and access. These drawings supersead drawings submitted on 05/04/01.

yours sincerely

DJ Bennett

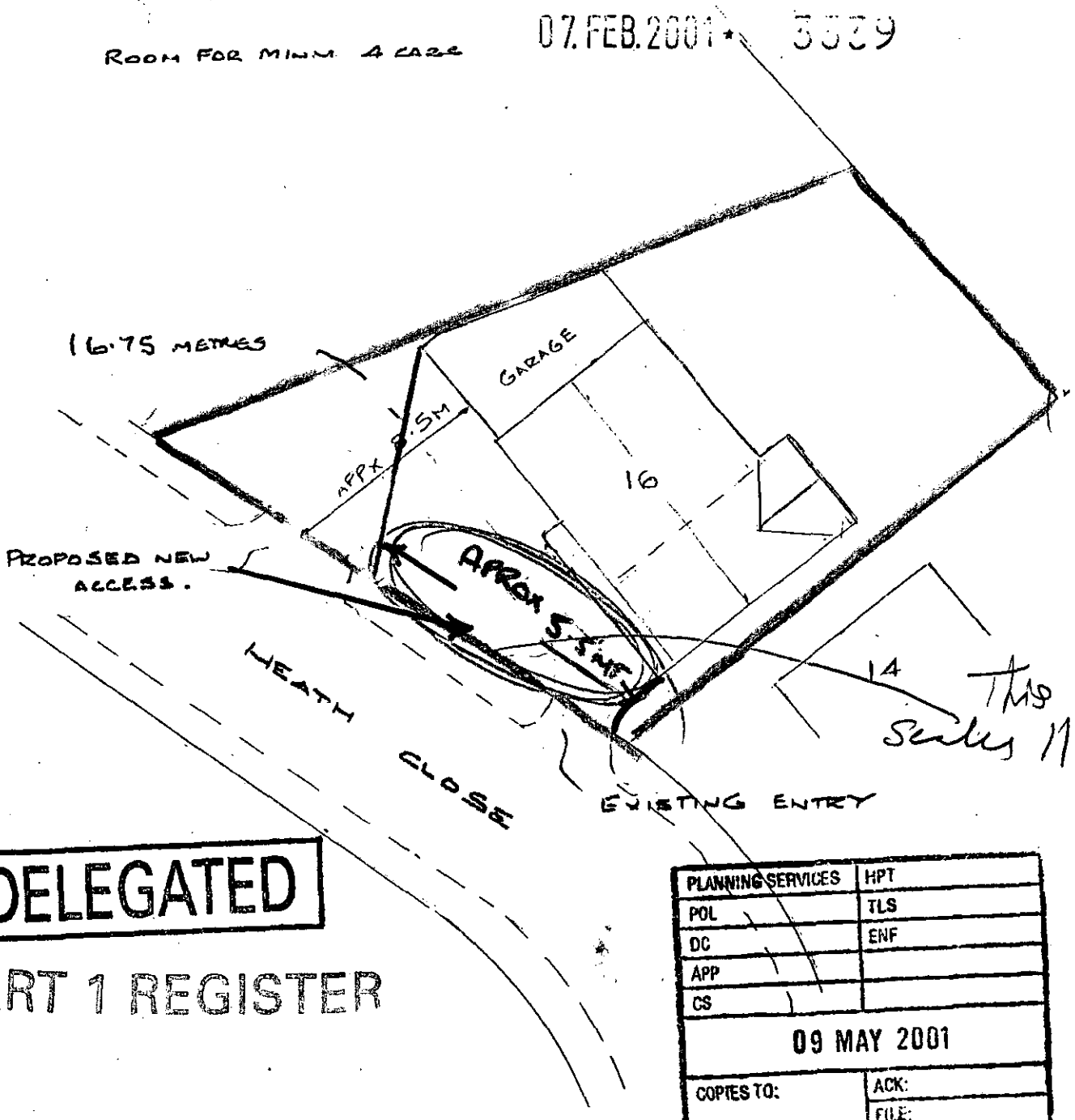
PLANNING SERVICES	HPT 43017
POL	TLS
BC PH	ENF
APP	
CS	
09 MAY 2001	
COPIES TO:	ACK:
	FILE:

3339

REVISED PLAN

ROOM FOR MINM. 4 CARS

07.FEB.2001 3339



This scales 11m ?

DELEGATED

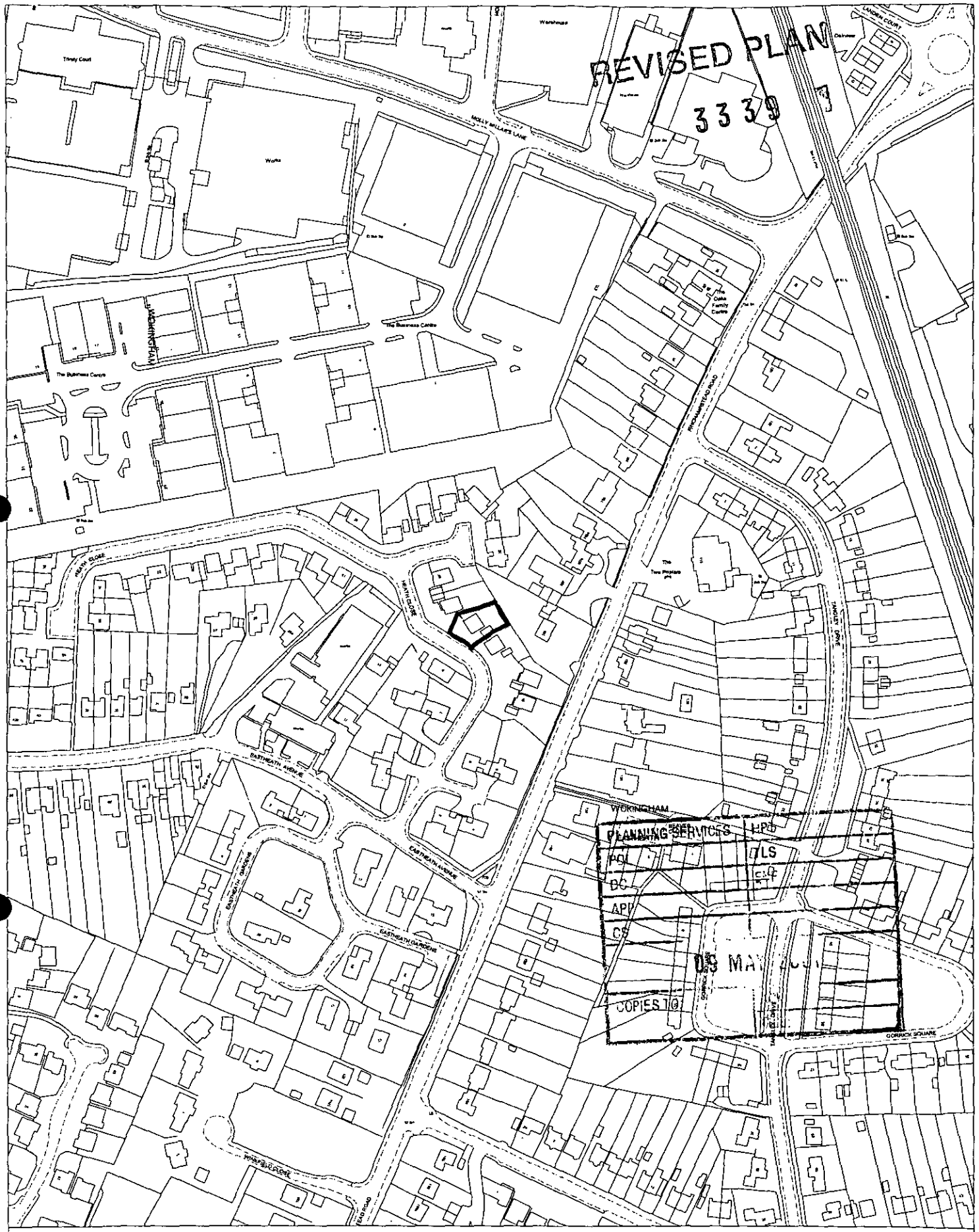
PART 1 REGISTER

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
09 MAY 2001	
COPIES TO:	ACK:
	FILE:

PROPOSED CAR PARKING FACILITY

REF:- 16. HEATH CLOSE
WOKINGHAM

SCALE 1:250



Site Plan, Scale: 1 to 2500

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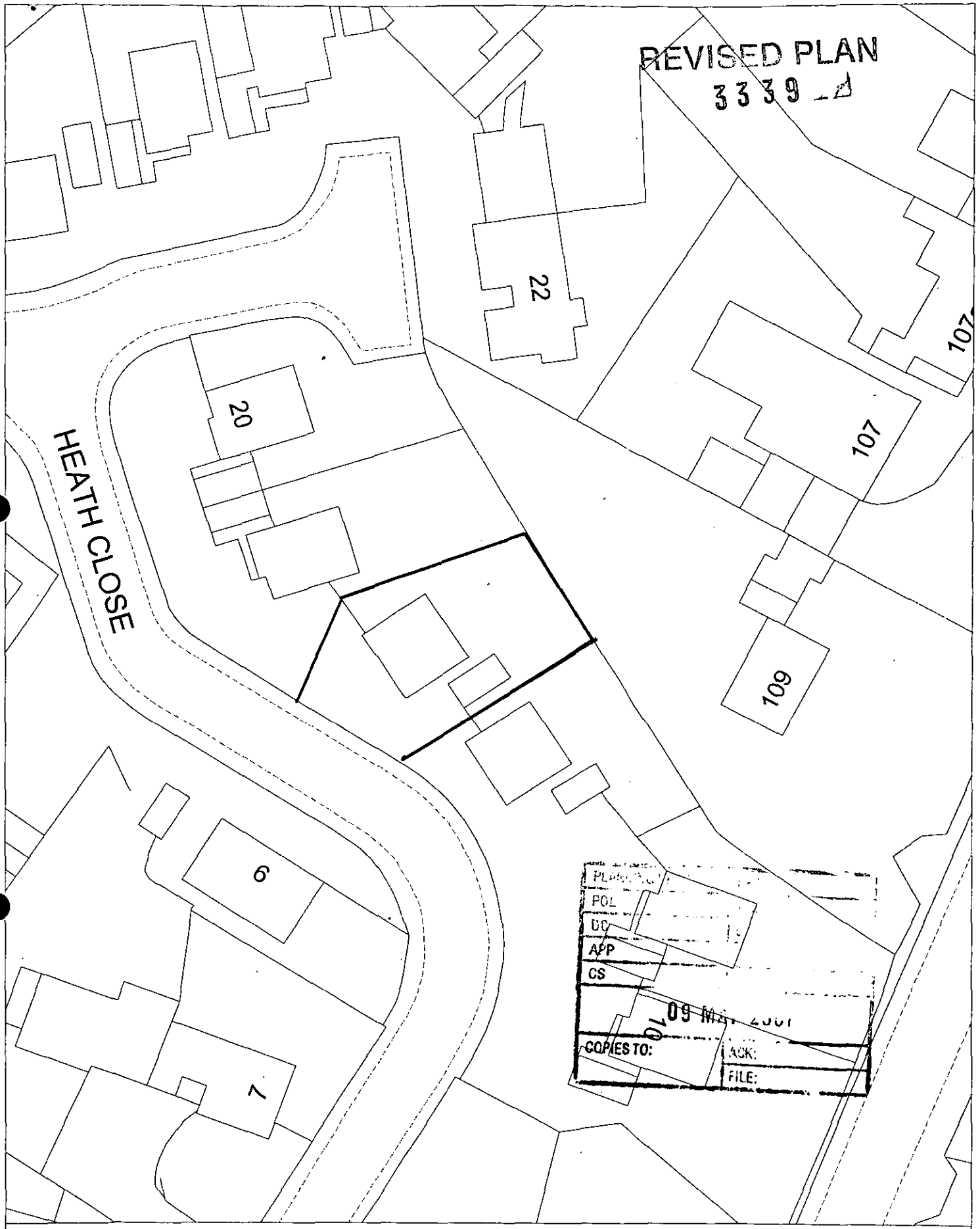
Date: 8 May 2001



Site Plan, Scale: 1 to 500

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

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Date: 8 May 2001

N
W E
S

Date: 11 May 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3339

Location: 16, Heath Close, Wokingham.

Proposal: Proposed two storey side extension to dwelling and single storey side and front extensions.

Applicant: Mr D Bennett.

Case Officer: Farah Humayun

The new plans show the following: Revised site outline and access.

Comments are required by 21/05/2001.

Should you have any queries regarding this application please contact the case officer Farah Humayun on 0118 974 6482.

Farah – hope it's OK but I consulted Highways too. They were consulted on original as this was to do with site access.....

Penny.

(RING ONE)

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

App No. P/2001/3339 (Planaps) / (Ludhouse) Date Rec. 9/05/01

Location: 16 HEATH CLOSE.

Parish WOODINGHAM

Applicant: MR D BENNETT.

Description of attached plans REVISED SITE OUTLINE + ACCESS

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: NO 18, ~~16~~ HEATH CLOSE, WARD COUNCILLORS.

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 FLT.

Consultations Sent by Admin. on 11.05.PS

Yellow - Part One Copy
Green - Officer's Copy

Farah Humayan

From: Farah Humayan
Sent: 04 May 2001 10:17
To: 'tmarinos@aol.com'
Subject: re: 16 Heath Close

Dear Councillor
Just wanted to take the opportuntity to update you on the planning application F/2001/3339, 16 Heath Close, Wokingham. I have now spoken to the applicant regarding the discrepancy in the site outline. He is willing to change the outline in the form of a revised plan. We have arranged a meeting on Tuesday to clarify this outstanding issue.

Please do contact me again if there are any further issues.
Regards
Farah

2/05/01

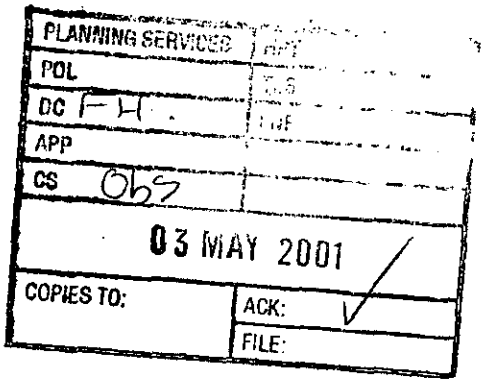
Mr Bennett,

Further to our telephone conversation of 2/05/01 please find enclosed copy of land registry certificate. Please submit revised plans within the next 7 days. If you require any further information please do not hesitate to contact me.

WOKINGHAM DISTRICT COUNCIL

With Compliments

Hand delivered by Cllr Manns
2/05/01.



18 Heath Close
Wokingham
Berkshire RG41 2PG

Tel 0118 9781020

26 April 2001

Farah Humayan
Planning Services
Wokingham District Council

Dear Ms Humayan

Re Planning Application F/2001/3339, revised plans.

Mr Mitchell's letter of 23rd April requests comments on the revised application of above reference by 3rd May. As you know the certification by the applicant with the original application was incorrect, and since there were material errors regarding ownership of the ground to which the application referred I wished to see these corrected before making further comment. Errors still exist. However my comments and observations are as follows.

- The applicant has submitted an amended site outline but without a new certificate stating that he is the owner of all the land within the new site boundary, or that he has agreement to build on land in the possession of a third party.
- The revised site outline submitted by the applicant retains a portion of land in my ownership. This is demonstrated by the attached map, which is based on the deeds of both properties. Superimposed on the base map are the incorrect boundaries depicted in the first and second applications, as well as the legal boundary.
- The proposed access to the proposed garage, as far as can be seen from the sketches in the revised application, crosses my legal boundary and my agreement to this will not be given.
- The overall planning design of this area of, and these properties in Heath Close ensured that driveway vehicle parking is as far away as possible from the lived-in parts of neighbours' properties. This is a valuable feature of the design.
- The applicant's plans will allow the garaging, parking and movement of cars, motorcycles and works vans at any time of day within 2 metres (horizontally) of our dining room window and a bedroom window (compared to about 12 metres at present). This applies to the applicant and/or successors in title. This will be detrimental to us in various ways, involving noise and car lights, and ultimately property value. The detriment caused by the proposed change is also contrary to the provisions of the deeds of the properties.
- The owners of these properties have no right of light or air that will interfere with the free use or enjoyment by neighbours of their properties. Running of engines and creation of fumes near our open windows would certainly do so. Clean air is already of much importance to one of us with a chronic respiratory problem.
- The water table around this part of Heath Close is very high, even in years less wet than recently, as demonstrated by occasional flooding of gardens within 100 metres of here. There is no indication of the provision of drainage from the roofing of the proposed garage or areas that may become paved to the front of the house. We will pursue

objections to any plans that are likely to adversely affect the level of groundwater to the front and/or rear of this property.

- Two drainage pipes, from one and from three properties, run underneath the proposed garage and join under my rear garden. We will pursue objections to any plans likely to affect the rights to passage and running of water through these drains.
- The deeds common to these properties commit the original owners and their successors in title to maintain the front gardens as lawns with or without flower beds. There is thus clearly a condition to sustain planning provisions for these properties. The intention of the applicant in this respect is not clear in this regard.
- The applicant's plans will involve the demolishing of a wall that is jointly owned by myself. There is no provision for making good my section.
- It is unclear if the applicant plans to sustain a fence boundary in the back gardens along the proposed garage wall. If so there appears no provision for access to keep it in good repair, as required by the deeds. If not a dark blue brick wall of the garage will become a boundary to my garden, adjacent to and entirely out of keeping with the colour of bricks of my property.

The boundary situation has been discussed between the applicant and myself, after the first application, and a high-resolution figure with some dimensions, consistent with the deeds, was given to him for his use.

We have no objections to the proposals for the two story extension on the other side of the applicant's property, and indeed sympathise with the reasons the applicant gives for proceeding with this. However we see much detriment to ourselves from the planning changes and environmental conditions related to the building of a garage and driveway on open-planned ground alongside and under our windows, and thus have firm objections to this part of the plan. It is a pity that a compromise has not been found which can retain a garage as part of a two-story extension on the side of the house where the applicant's garage is at present, together with parking on the same side as now.

Yours faithfully

J M Nicholls.

10 Wildcroft Drive
Wokingham
Berkshire
RG40 3HY
Tel 9785217
Email; tmarinos@aol.com

Reply Req 42818
PDI
DC AT ENF
CS
02 MAY 2001
COPIES TO: ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

Members' Room
P.O. Box 150
Shute End, Wokingham
Berkshire, RG40 1WQ

30th April 30, 2001

Dear Ms. Humayan

Planning application number F/2001/3339

I am writing to ask for an appointment with you as soon as possible to discuss certain matters about this application which have been brought to my attention by Mr.Nicholls of 18 heath close.

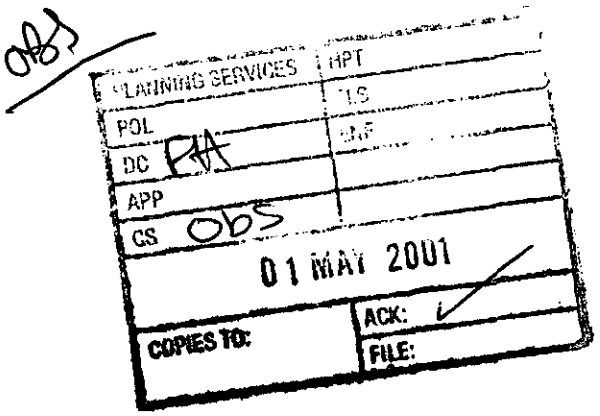
In particular I wish to establish the ownership of the plot in its entirety as it would appear that there is a questionable boundary line on the application for extension to the property at number 16 Heath close.

Mr. Nicholls also raises several other points which I wish to discuss.

I can be at the District council offices on Wednesday after 2pm this week-otherwise I would be grateful for you to suggest an alternative time.

Yours sincerely

Tina Marinos



18 Heath Close
Wokingham
Berkshire RG41 2PG

Tel 0118 9781020

26 April 2001

Farah Humayan
Planning Services
Wokingham District Council

Dear Ms Humayan

Re Planning Application F/2001/3339, revised plans.

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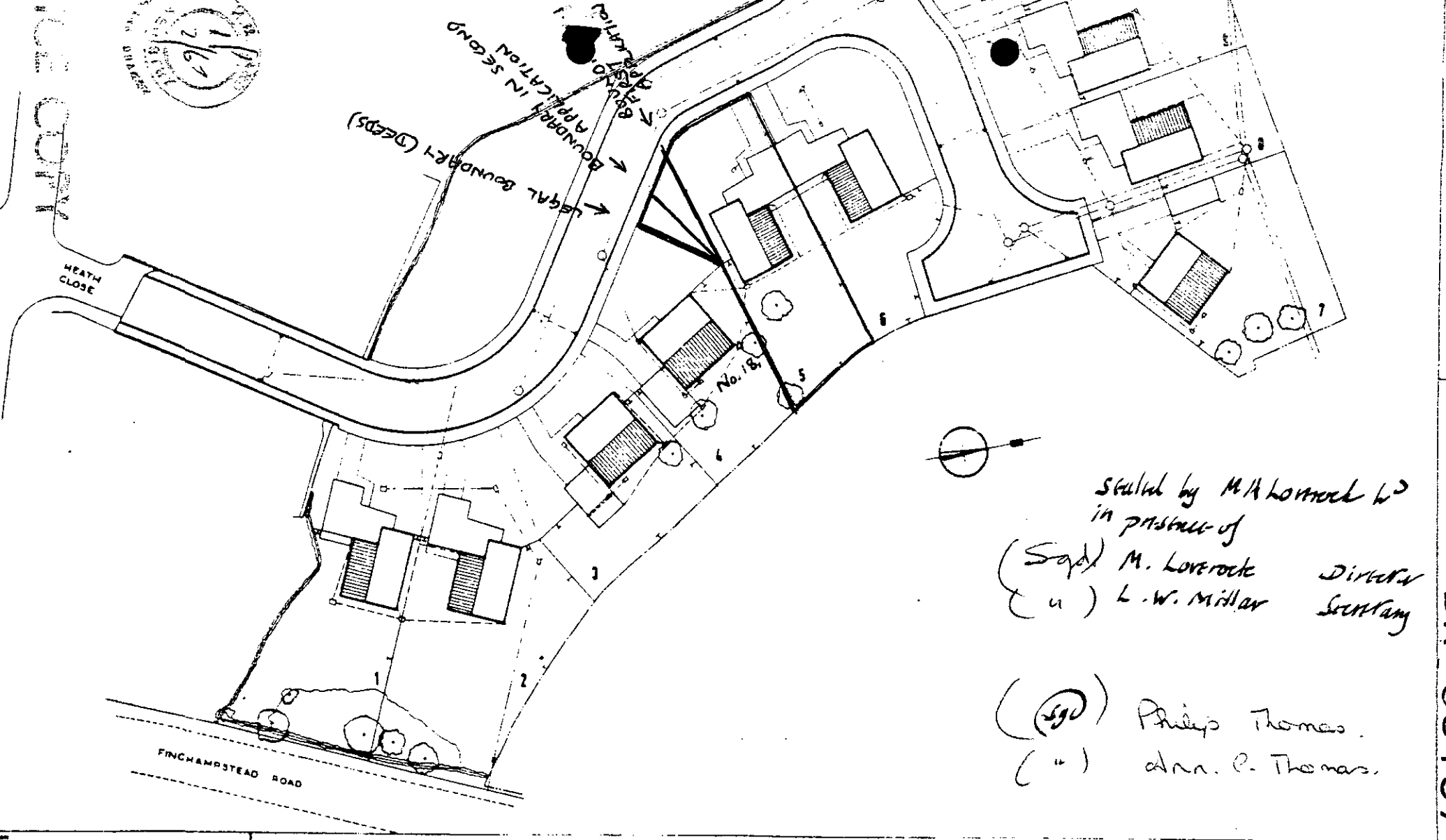
Yours faithfully



J M Nicholls.



Sealed by M & Lovrock Ltd
in presence of
(Sgd) M. Lovrock Director
(") L.W. Millar Secretary

(Sgd) Philip Thomas.
(") Ann. P. Thomas.

BK 631197

· BLOCK LAYOUT AT LUCKLEY GRANGE · WOKINGHAM · BERKSHIRE ·

ERIC G. V. HIVES & SONS
Chartered Architects

831/13

Date: 23 April 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3339

Location: 16, Heath Close, Wokingham.

Proposal: Proposed two storey side extension to dwelling and single storey side and front extensions.

Applicant: Mr D Bennett.

Case Officer: Farah Humayun

The new plans show the following: Amended site outline, set back of two storey extension at first floor level, ridge height set below existing. Drawing no 2B/03/01.

Comments are required by 03/05/2001.

Should you have any queries regarding this application please contact the case officer Farah Humayun on 0118 974 6482.

(RING ONE)

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

App No. F/2001/3339 (Planaps) / (Ludhouse) Date Rec. 5/04/01

Location: 16 HEATH CLOSE

Parish WOKINGHAM

Applicant: MR D BENNETT.

Description of attached plans AMENDED SITE OUTLINE, SET BACK OF TWO STOREY EXTENSION AT FIRST FLOOR LEVEL, RIDGE HEIGHT SET BELOW EXISTING.

Drawing No's: 28/03/01

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: NO 18 HEATH CLOSE, NO 14.

_____ 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 PH.

Consultations Sent by Admin. on 23.04.PS.

Yellow - Part One Copy
Green - Officer's Copy

Wokingham District Council, Environmental Services Department, PO Box 157, Shute End
Wokingham, RG40 1WR

Fax

To: Mr Bennet **Tel:**

Fax: 0118 957 6311

From: Farah Humayun **Tel:** 0118 974 6482

Fax: 0118 974 6484

Re: F/2001/3339, 16 Heath Close, Wokingham

CC:

Number of pages including cover sheet: 2

Date: 29/03/01

Please find enclosed copy of letter sent on 9 March 2001.

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: March, 9 2001
My ref: FH/F/2001/3339
Your ref:

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

Mr D Bennet
16 Heath Close
Wokingham
Berkshire
RG41 2PG

Dear Mr Bennett

PLANNING APPLICATION F/2001/3339
PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY FRONT EXTENSIONS
16 HEATH CLOSE, WOKINGHAM

I am writing with regards to the above. I can confirm that I have received the amended plans of the site outline on the site location plan on 5th March 2001. I must inform you however that we also require the outline to be amended on all plans submitted under the current application.

Further to a full consideration of the application I must also inform you that the proposed application is at present an unacceptable proposal due to the potential overbearing impact of the extension on the neighbouring property. The neighbouring property of No.14 Heath Ride is set back from no.16 therefore it is considered that the proposed extension may have an overbearing impact on the adjoining dwelling.

I would propose that the extension would be considered more acceptable if the ridge height of the extension was set below the existing ridge height of the dwellinghouse by approximately 0.5 metres and the extension was set back at first floor level by 2 to 2.5 metres from what is proposed.

I must advise you to submit 6 copies of revised plans within 7 days so we can proceed with the application. Please do inform me of your intentions regarding this matter. If you require any further information please do not hesitate to contact me.

Yours sincerely

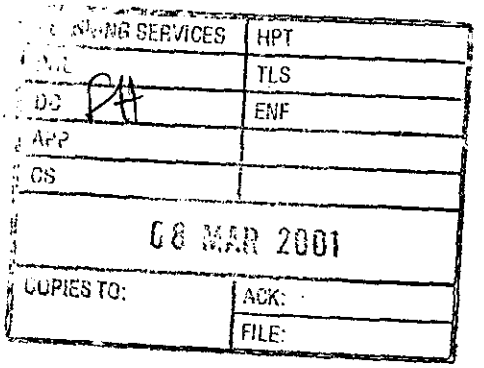
MISS F HUMAYUN
Planning Assistant

Our ref: SP\2001\003211\001
Your ref: F/2001/3339

Date: 5th March 2001

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN



FAO: Farah Humayun

Dear Sir/Madam

PROPOSED TWO STOREY SIDE EXTENSION & SINGLE STOREY SIDE & FRONT EXTENSIONS AT 16 HEATH CLOSE, WOKINGHAM

Thank you for your letter dated 15th February 2001, which was received on 19th February 2001. You are asked to quote the following reference in any correspondence: SU86NW/16/28. The Environment Agency has the following comments:

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Ref	*Distance from site*	*Landfill name*
SU 805 677	Approx 90 metres	Mulberry Park

In view of the type of fill and the form of development proposed, it is considered unlikely that landfill gas will present a risk to this proposal.

ADVICE TO APPLICANT

Surface water from roadways should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Surface water from car parking areas should be passed through a suitable type of oil/ grit separator, the design of which shall be to the satisfaction of the Environment Agency.

Clean roof water should not pass through the oil separator. Where soakaways are used it should preferably not discharge to soakaways used to drain road and vehicle parking areas.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

A copy of this letter has been sent to the applicant. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Yours faithfully

Max Ross
Development Planning Officer

cc Mr D. Bennett, 16 Heath Close, Wokingham, Berks, RG41 2PG.

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: March 2, 2001
My ref: FH/F/2000/3339
Your ref:

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

Mr D Bennet
16 Heath Ride
Wokingham
Berkshire
RG41 2PG

Dear Mr Bennett

PLANNING APPLICATION F/2000/3339
PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY FRONT EXTENSIONS
16 HEATH RIDE, WOKINGHAM

I am writing with regards to the above and further to our telephone conversation on 2 March 2001.

I am enclosing a copy of a notification certificate and Section 66 certificate. Both will need to be signed and dated and returned to the department within the next 7 days. Alternatively the red outline of the application site needs to be rectified for which I am enclosing a copy of the land registry certificate of the neighbouring property.

Please return the relevant information within the next 7 days so we can proceed with the application. If you require any further information please do not hesitate to contact me.

Yours sincerely

MISS F HUMAYUN
Planning Assistant

[redacted]WAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 15 February 2001

Application Number: F/2001/3339

Proposal: Proposed two storey side extension to dwelling and single storey side and front extensions.

Parish: WOKINGHAM TOWN

Site Address:
16, Heath Close, , Wokingham.

Applicant:
Mr D Bennett .

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).

(1) To achieve our parking standards the new access must be a minimum of 4.8 metres wide.

(2) C122, R122

(3) C049, R049.

(4) The proposed development shall always remain ancillary to, and not be sold, leased nor otherwise disposed of seperately from, the main dwelling.

Signed: _____ **Print name:** Adam Coggins 1/3/01

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

Tel: 0118 974 6482

Date: **15 February 2001**

My ref: F/2001/3339

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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/2001/3339
16, Heath Close, , Wokingham.
Proposed two storey side extension to dwelling and single storey side and front extensions.

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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3339**
16, Heath Close, , Wokingham.
Proposed two storey side extension to dwelling and single storey side and front extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

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

Tel: 0118 974 6482

Date: **15 February 2001**

My ref: F/2001/3339

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3339**
16, Heath Close, , Wokingham.
Proposed two storey side extension to dwelling and single storey side and front extensions.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: 0118 974 6482

Date: **15 February 2001**

My ref: F/2001/3339

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3339**
16, Heath Close, , Wokingham.
Proposed two storey side extension to dwelling and single storey side and front extensions.

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

Signed: _____ Date: _____
Councillor Marinos

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

Received by Wokingham District Council

Application No: F/2001/3339

Proposal:
Proposed two storey side extension to dwelling and single storey side and front extensions.

Location:
16, Heath Close, , 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/03/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

15 February 2001

16, Heath Close
Wokingham
Berkshire,
RG4 2PG

To Whom it may concern 6th Feb 2001.

Please find enclosed application for proposed extension to above property, also enclosed is letter from the doctors practice treating my father in law.

The medical condition concerned is unfortunately Alzheimer's Disease, it is hoped that if the proposed extension is approved, my wife and I will be able to give assistance and some respite for my mother in law.

The intention is that they will sell their house to help fund the building and equipping of the extension.

Yours faithfully
D G Bennett

07 FEB 2001 * 3539

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 FEB 2001	
Officer: FM	Application No. F/2001/3339

Map No. 83.. **Site** ..0:04....
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY SIDE & FRONT EXTENSIONS.

Location: 16 HEATH CLOSE

Parish: WOKINGHAM Ward: EVENDONS 15.02.01

Applicant: MR BENNETT

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

Enforcement Section to be notified (1) ☐ 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	More detailed block plan showing parking positions.	15.02.01	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 15.02.01. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency 250m landfill consultation

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 ✓

Environmental Services

For office use only.
Application number: 07.FEB.2001 * 3339

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	M. D. BENNETT. 16, HEATH CLOSE WOKINGHAM BERKSHIRE RG41 2PG 07887677320
2	Agent's Name Address and postcode Phone number	
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.	16, HEATH CLOSE WOKINGHAM BERKS
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE (GARAGE) AND TWO STOREY SIDE EXTENSION
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.	DARK RED BRICK, CLADDING AND ROOF TILES TO MATCH EXISTING HOUSE FINISH.
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: 4	Proposed: 6
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	
	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: DJ Barnett

on behalf of

Date 6/2/01

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

EX CHOSEN COTTAGE now CHEYNE COTTAGE

ADDRESS 16, HEATH CLOSE PARISH WOKINGHAM.

PLOT No. ORD. SHEET No.

BUILDER

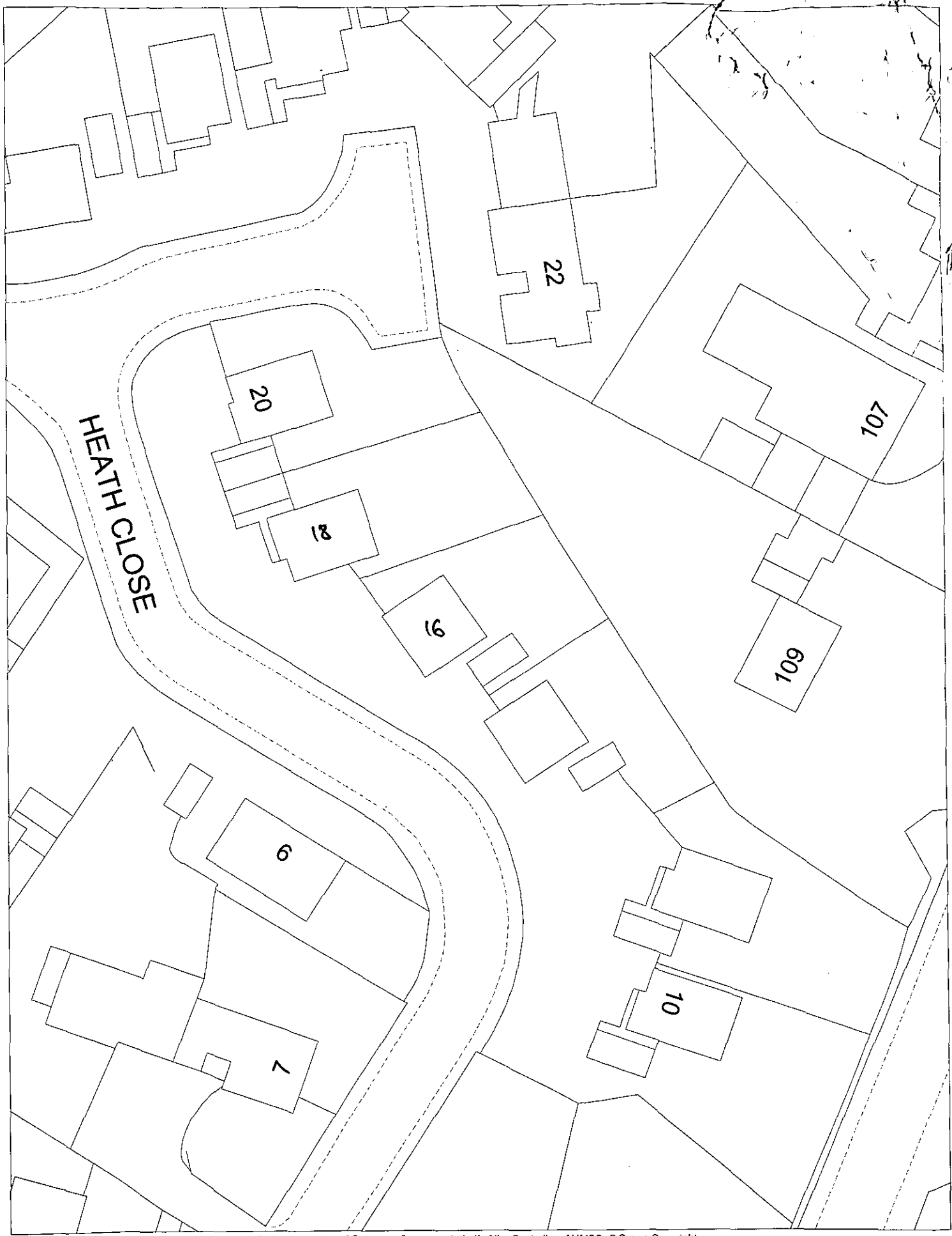
Plan No.	Applicant	Description of Development	Date of Decision	Decision
* BR 1258.	MR RA SOLLICK	S/storey extension	20 8 74	App n/a
01305.	" "	" "	5 9 74	n/a c/a
B/51/65	Loveroch	Res Dev	28/10/65	c/
BR 16483	MR R SMITH	CONSERT	13.5.81	Ref N
BR 17150.	" "	" "	23 6 81	App N/a.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS * BR 1258 - CANCELLED BY W.D.C. - 17.2.28

DRAINAGE



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Development Control Section, Environmental Services, Wokingham District Council.
14 March 2002

Scale: 1 : 500

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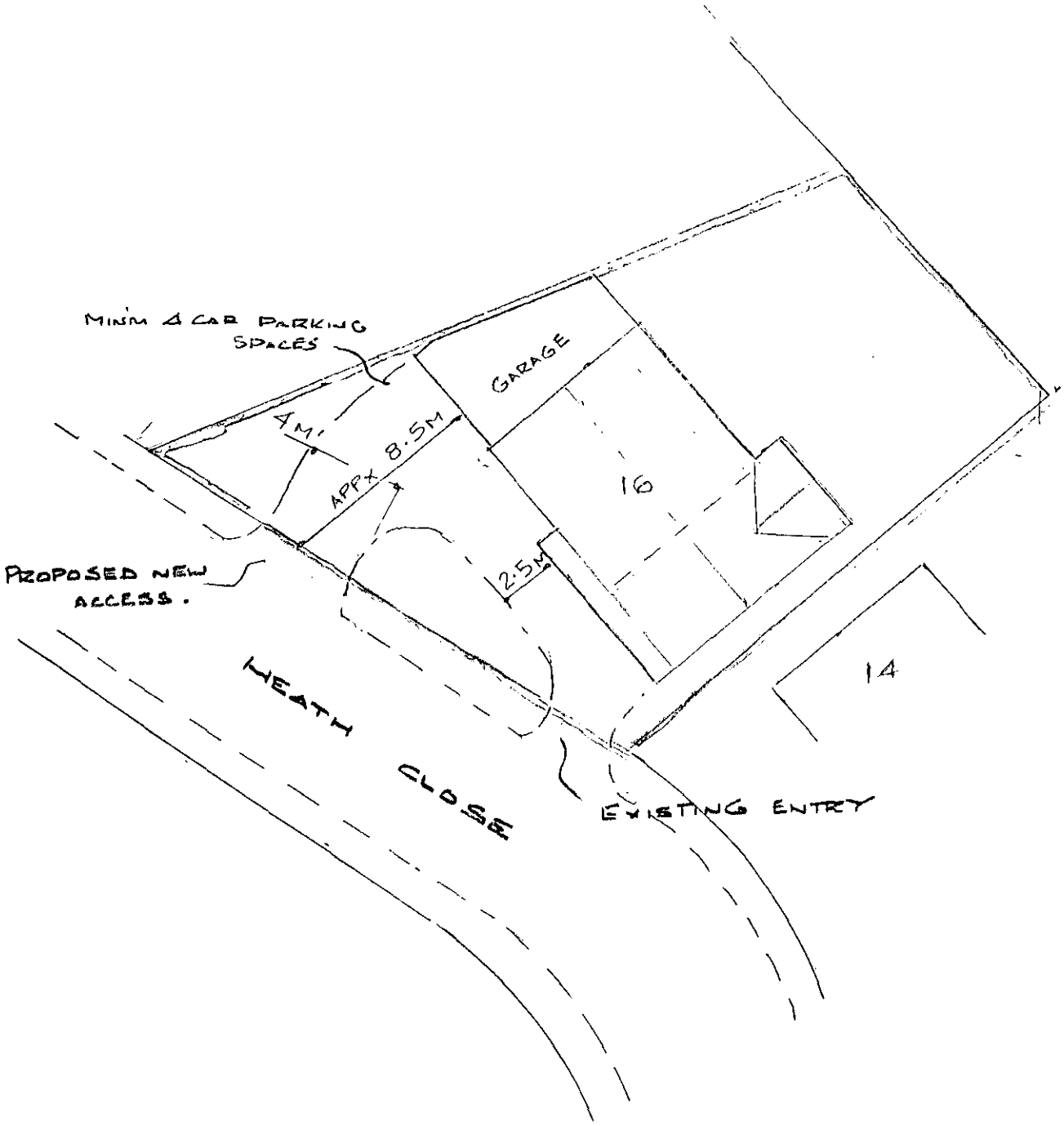

PROPOSED CAR PARKING FACILITY

REF:- 16. HEATH CLOSE
WOKINGHAM

SCALE 1:250

PLANNING SERVICES	HPT
PGL	TLS
DC	ENF
APP	
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22 FEB 2001	
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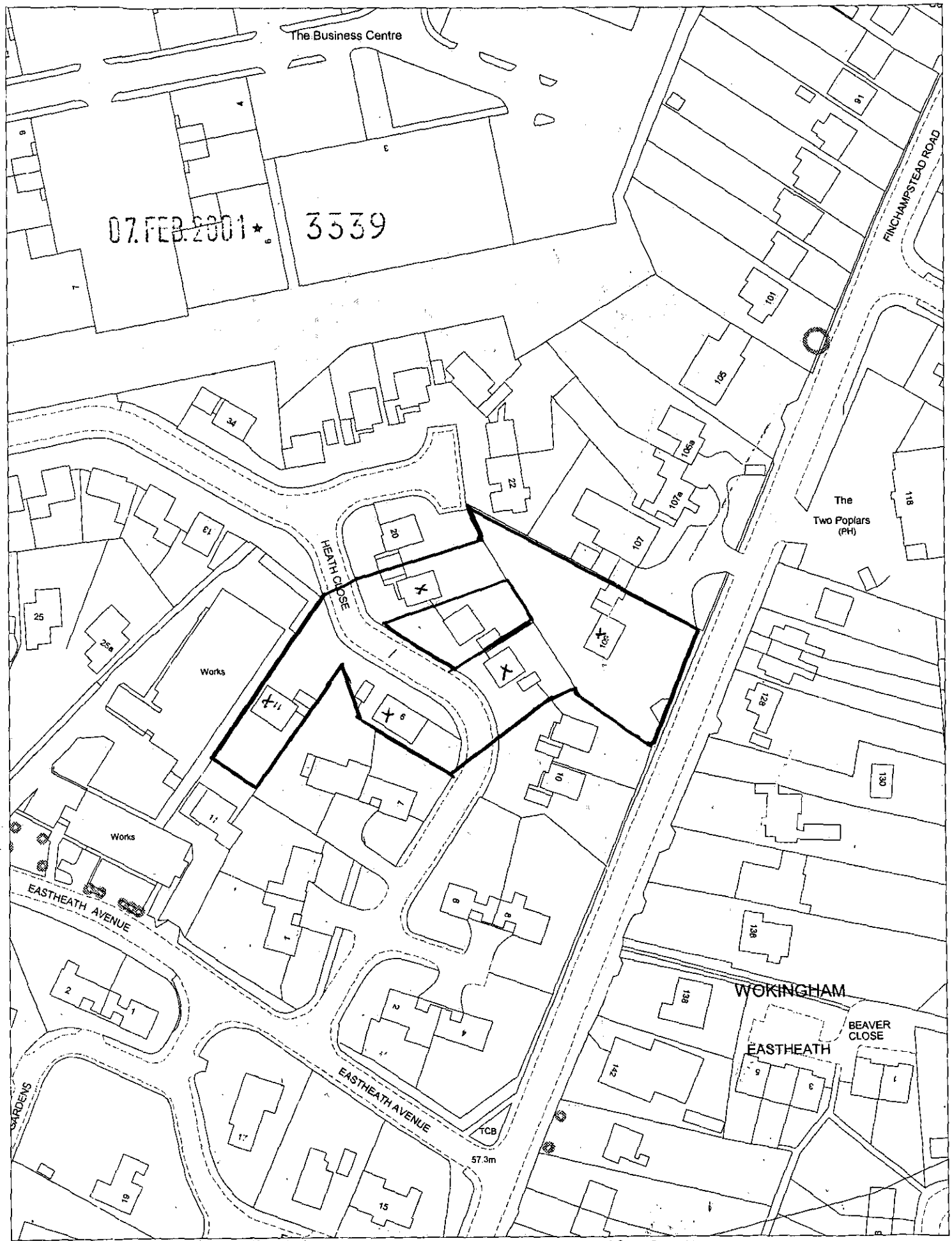

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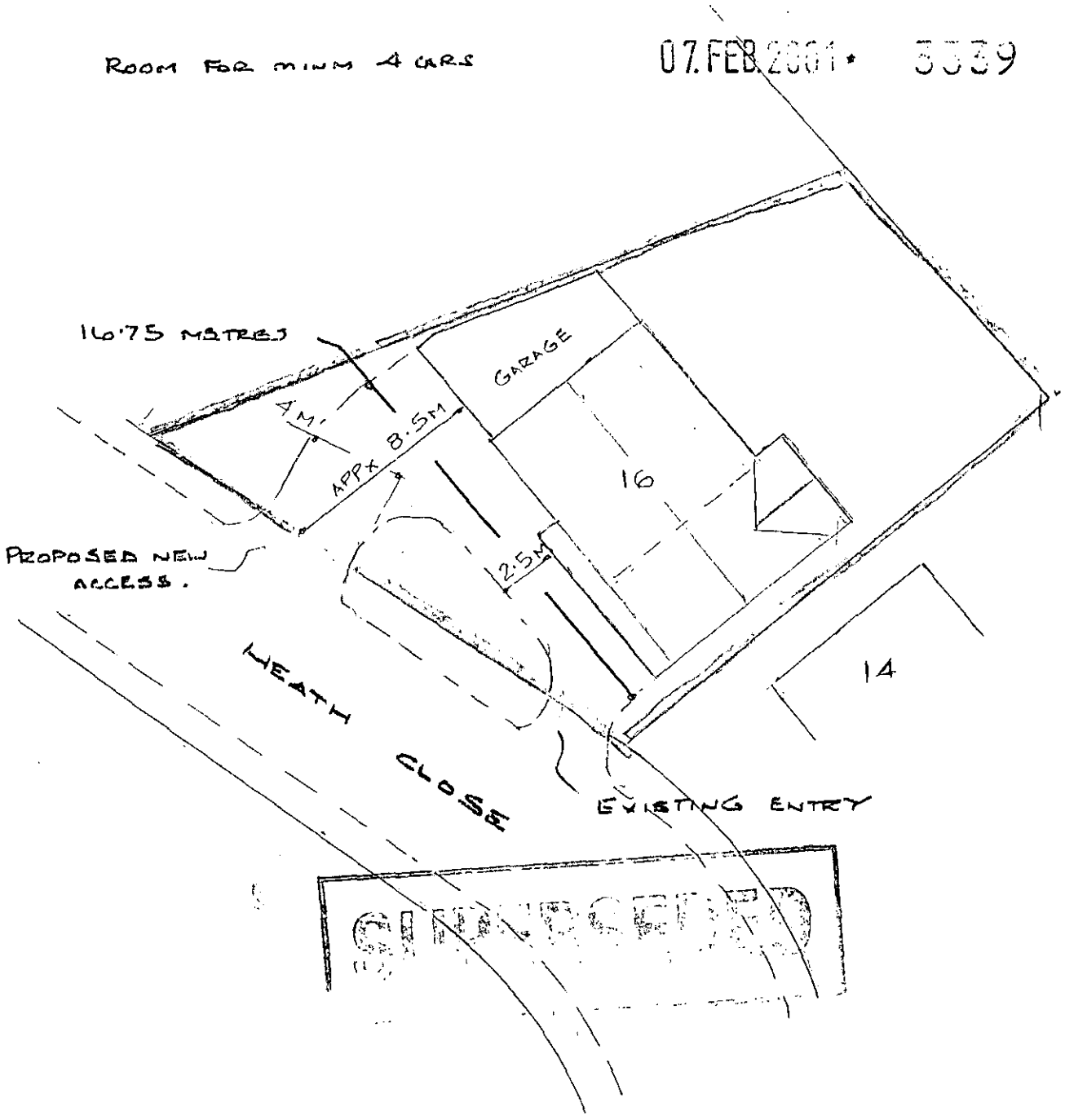
Development Control Section, Environmental Services, Wokingham District Council.
13 February 2001

Scale: 1 : 1250

N W E S

ROOM FOR MINM 4 CARS

07.FEB 2001 * 3339



PROPOSED CAR PARKING FACILITY

REF:- 16. HEATH CLOSE
WOKINGHAM

SCALE 1:250



Site Plan, Scale: 1 to 2500

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Date: 11 December 2000

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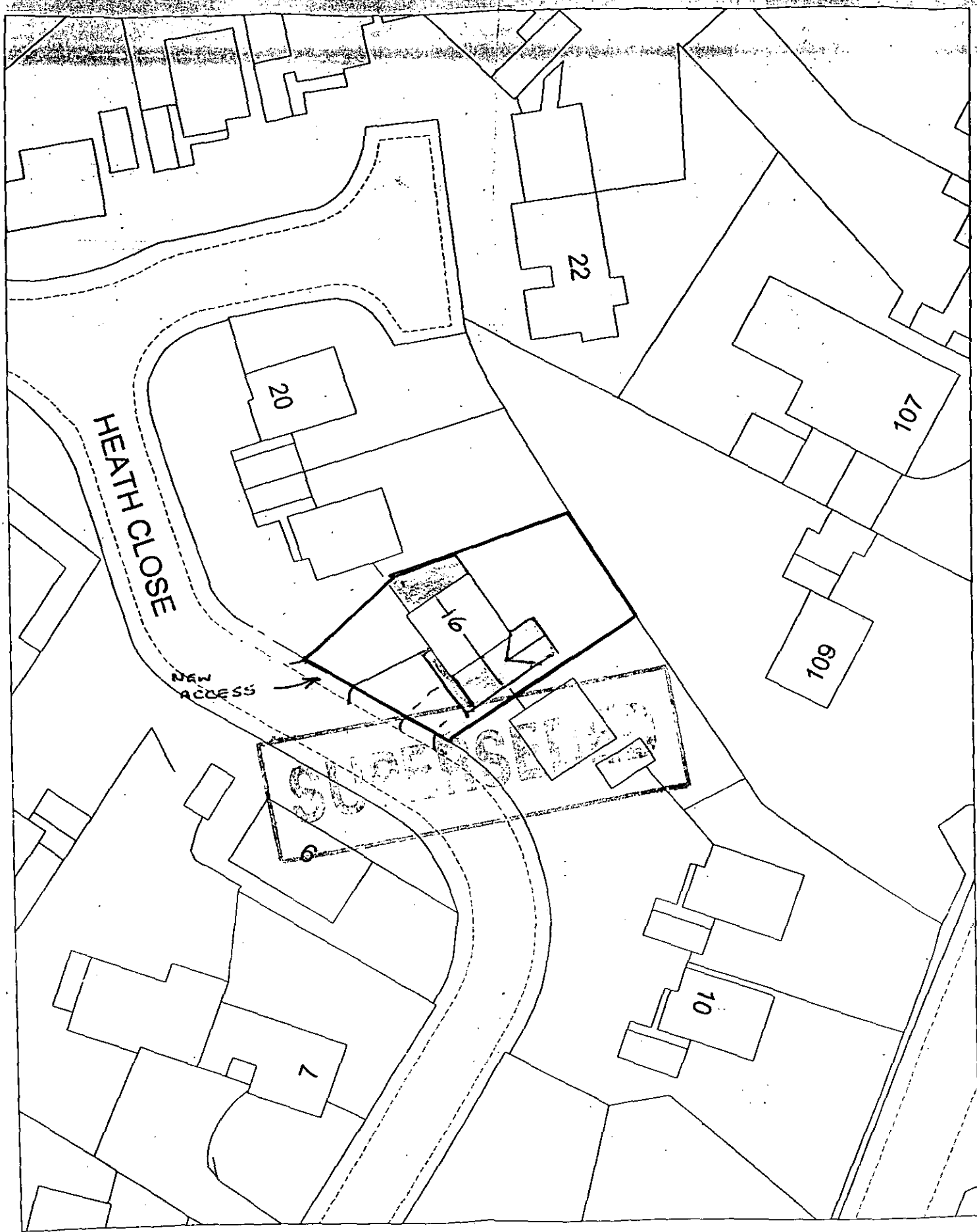

Site Plan, Scale: 1 to 500

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Date: 11 December 2000

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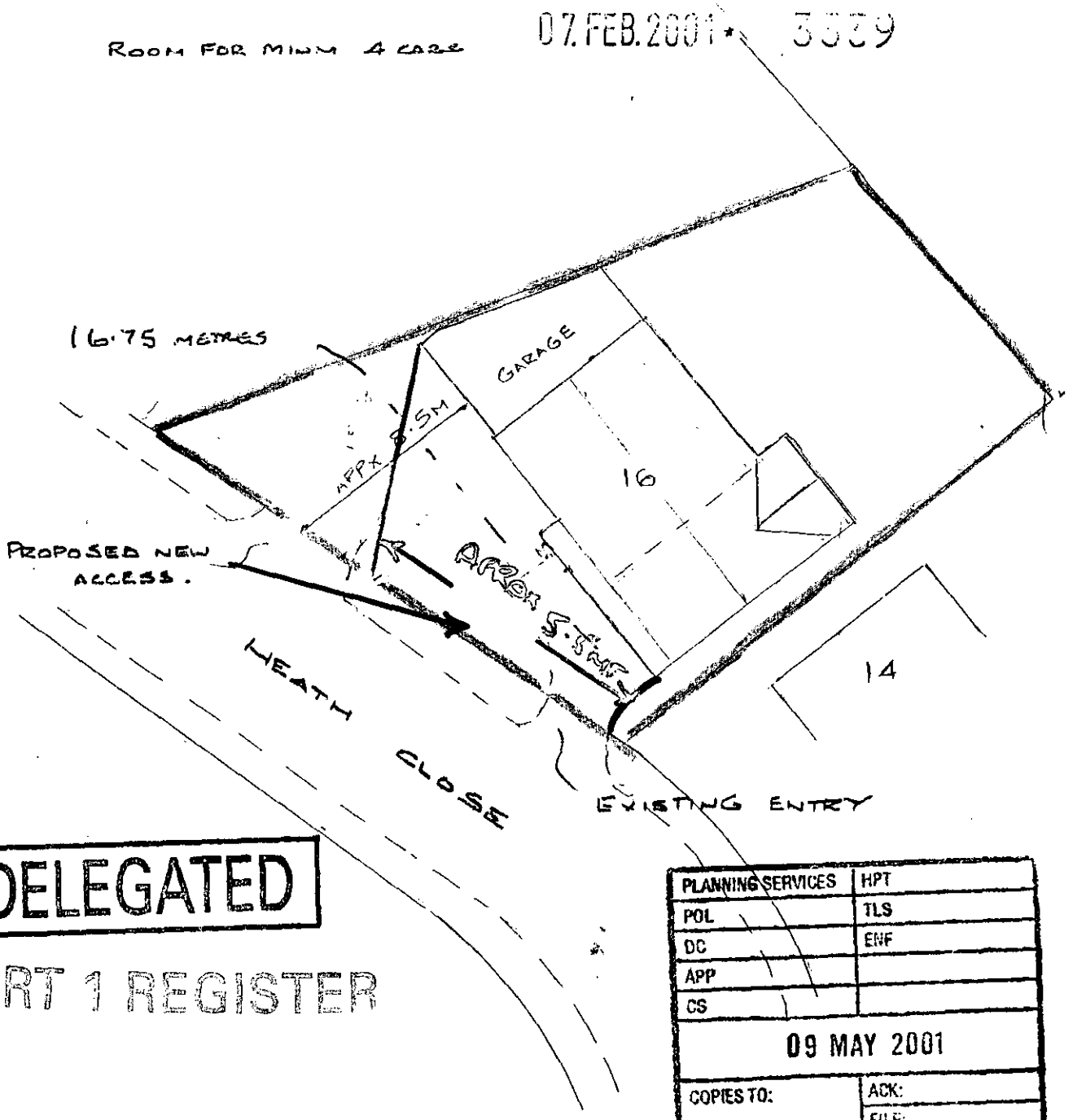
ROOM FOR MINM 4 CARS

07.FEB.2001 3339



DELEGATED

PART 1 REGISTER

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
09 MAY 2001	
COPIES TO:	ACK:
	FILE:

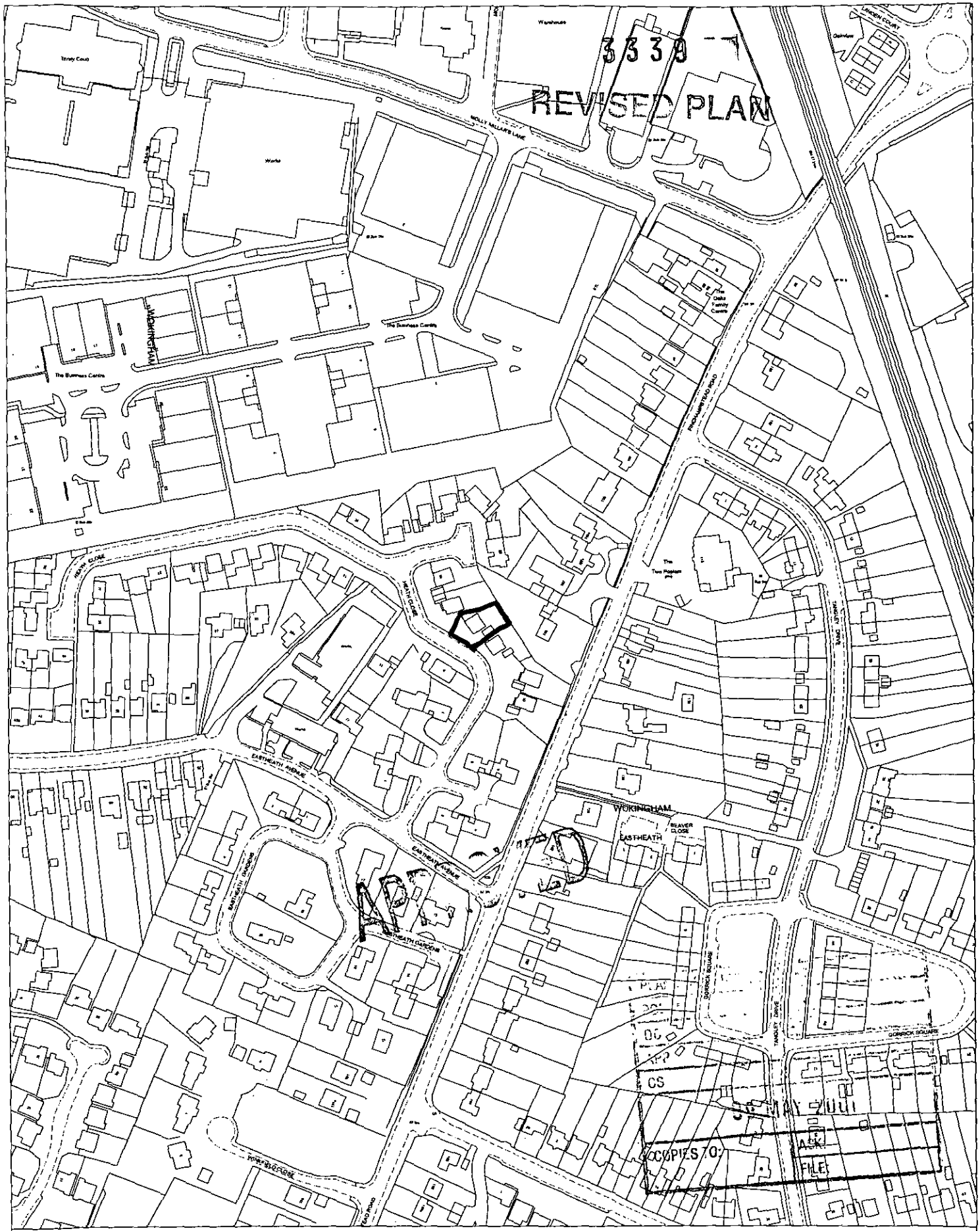
PROPOSED CAR PARKING FACILITY

REF:- 16. HEATH CLOSE

WOKINGHAM

SCALE 1:250

APPROVED



Site Plan, Scale: 1 to 2500

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Date: 8 May 2001

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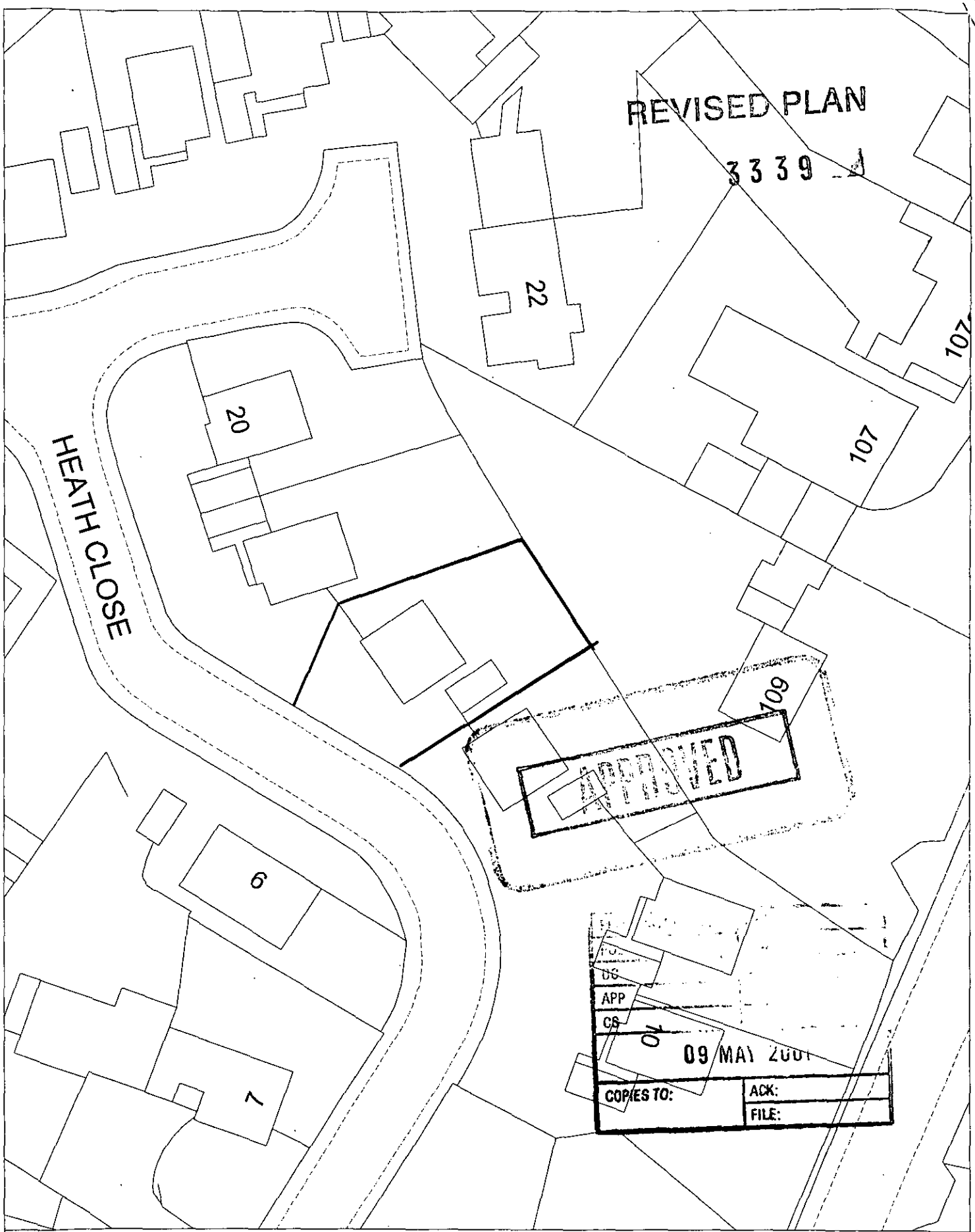

Site Plan, Scale: 1 to 500

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Date: 8 May 2001