SOUTHPORT U.K.
LONDON OFFICE
X SYSTEMS LTD

APPLICATION NO:
F/2000/0404

LOCATION:
21 Braybrooke Road Reading.

APPLICANT:
Mr & Mrs B Foster C/O Daniels And Associates

PROPOSAL:
Proposed erection of one detached dwelling.

EARLIEST DATE FOR DECISION: **20/02/2000**

APPLICATION EXPIRY DATE: **16/03/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs B Foster
C/O Daniels And Associates
28 Broad Street
WOKINGHAM
Berkshire
RG40 1AB

Application Number: F/2000/0404

Parish: **WARGRAVE**

Location: **21 Braybrooke Road, Wargrave, Reading**

Proposal: **Proposed erection of one detached dwelling**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason

1. The proposed development, by reason of its bulk, massing and location, would have an overbearing, unneighbourly impact upon the residential amenity of the adjacent dwelling. As such, the proposal is contrary to Policy LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan.

Head of Planning and Transportation
Date: 22 March 2000

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

1866
0404

29/6/93

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 8 June 2000
My ref. JM/SB/
Your ref.

Councillor F D Browne
Rose Cottage
Bird Place
REMENHAM
RG9 2LN

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

Dear Mr Browne

BUNGALOW AT 21 BRAYBROOKE ROAD

Thank you for your letter of 22 May 2000 regarding the above.

I have arranged to meet the applicant's agent on site next week to discuss this matter and I will get back to you then to let you know the outcome.

Thank you for drawing this matter to my attention.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Rose Cottage
Bird Place, Remenham,
Berkshire, RG9 2LN
Telephone: 01491 579012

JC | TS
APP | CS | 29693
COPIES TO: | ACK: | FILE:

22nd May 2000

REPLY REQUIRED
6/6

John Mitchell,
Head of Development Control
Wokingham District Council

Dear Mr. Mitchell,

I would be grateful for your help in briefing me on why a recent application for a new bungalow at 21 Braybrooke Road, Wargrave, was refused. This issue was raised with me whilst canvassing during the election and I have promised to come back to Mr. and Mrs. Foster with a detailed response.

I would be grateful if you could provide me with the information and possibly, if appropriate, any advice.

I look forward to hearing from you.

Yours sincerely ,

Frank Browne

Frank Browne,
Member for Remenham & Wargrave,
Wokingham District Council

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 17 July 2000
My ref. JM/SB/F/2000/0404
Your ref.

Councillor Simon Etheridge
Councillor Frank Browne

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

Dear Councillor

MR DANIELS, DANIELS & ASSOCIATES RE. PLANNING APPLICATION F/2000/0404 - BUNGALOW AT 21 BRAYBROOKE ROAD, WARGRAVE

You may recall that Mr Daniels wrote to you expressing dissatisfaction with the way the above planning application was handled. I have subsequently met Mr Daniels on site and agreed a way forward.

A planning application has now been submitted in accordance with the details we agreed on site and is being processed in the normal way.

I hope you find this information helpful.

Yours sincerely

JOHN MITCHELL
Development Control Manager

cc: Karen Satterford
Jane Earl

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 5 June 2000
My ref. JM/SB/F/2000/0404
Your ref.

Michael J Daniels
Daniels & Associates
28 Broad Street
WOKINGHAM
Berkshire
RG40 1AD

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

Dear Mr Daniels

PLANNING APPLICATION F/2000/0404

Thank you for your letter of 23 May 2000 regarding the handling of the above planning application.

Karen Satterford has asked me to reply on her behalf as I have recently taken up the post of Development Control Manager.

I have looked at the comments you have made and noted them accordingly. The problem here is the relationship with Nos. 25 and 27 Braybrooke Road. It seems to me that the reason for refusal could be overcome by handing the proposed bungalow.

Perhaps you would be kind enough to contact me so that we could discuss this matter.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Daniels and Associates
Estd. 1972

28 Broad Street, Wokingham, Berkshire RG40 1AB
Tel: Wokingham (0118) 9790313/9772430 Fax: (0118) 9786789

STRUCTURAL ENGINEERING CONSULTANTS, CHARTERED BUILDING SURVEYORS & VALUERS

Our Ref: MJD/GSD/D4101

Mr. S. Etheridge,
7 Chackfield Drive,
Wokingham,
Berks. RG41 5PH

1st June, 2000

Dear Simon,

Re: Planning Application F/2000/0404

I have left it for several days since sending you a copy of my letter to Karen Slatterford in case you wish to think about the matter in more detail or to consult any of your colleagues.

Mrs. Foster became understandably distressed at the meeting that was held with Nicola Lake. Whilst the officer claimed to be trying to be helpful, there was an attitude of obstruction and, quite frankly, a feeling that she was not her own master and was caught up in a situation which she was unable to control. It was a very unsatisfactory meeting and the subsequent letter which we received from Nicola Lake demonstrates that it is a very unhappy situation for Wokingham people who expect common sense, professionalism and help from their planning department.

In the circumstances, I am writing to ask you if you would assist us in taking Mr. and Mrs. Foster's application direct to Committee. Given that we have increasing pressure to accept green-field development and we have Central Government pressure to utilise, so far as humanly possible, all available land within the developed area as is possible, it seems to me to be grossly incompetent for our Planning Officers to obstruct the development of a perfectly viable infilling plot by imposing such silly conditions and objections that the development becomes non-viable. If this kind of behaviour is repeated time and time again, then you can only see that the pressure on green-field sites will increase.

If you feel able to help us in this case, perhaps you would be kind enough to contact me and we might arrange a meeting.

Yours sincerely,

Michael J. Daniels, FRICS,FBEng.,MaPS,MRSH
Copy to: Mr. and Mrs. Foster.

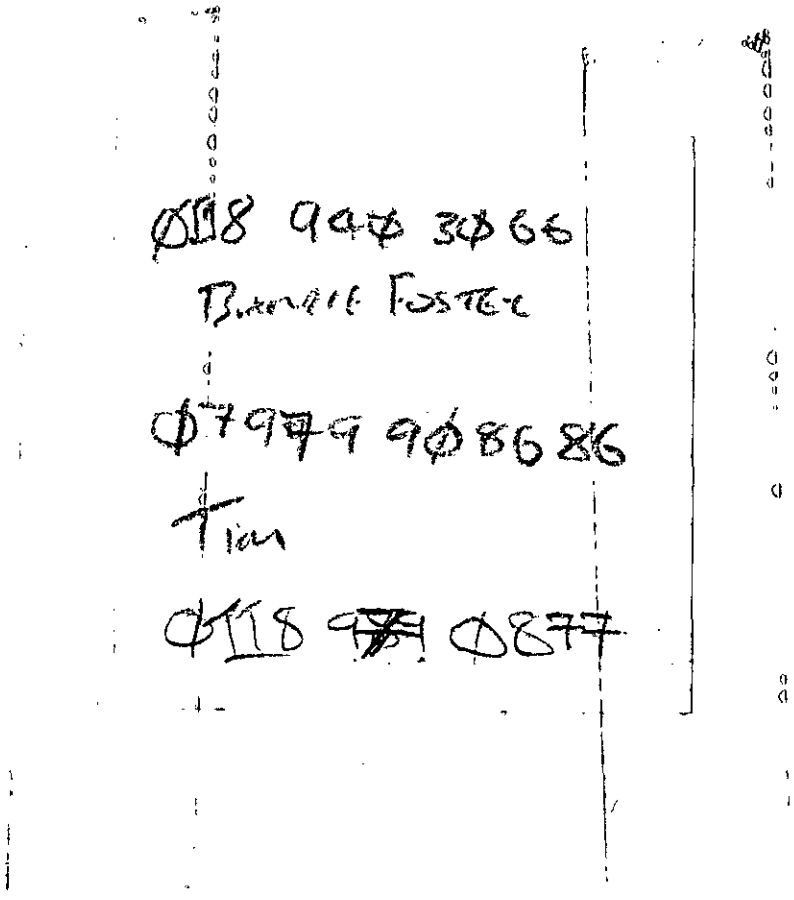
with the compliments of





28 Broad Street, Wokingham, Berkshire RG40 1AB
Tel: Wokingham (0118) 9790313/9772430 Fax: (0118) 9786789

STRUCTURAL ENGINEERING CONSULTANTS, CHARTERED BUILDING SURVEYORS & VALUERS



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Bamble Foster

07979 908686

Tim

0118 9[illegible] 0877

Daniels and Associates
Estd. 1972

28 Broad Street, Wokingham, Berkshire RG40 1AB
Tel: Wokingham (0118) 9790313/9772430 Fax: (0118) 9786789

STRUCTURAL ENGINEERING CONSULTANTS, CHARTERED BUILDING SURVEYORS & VALUERS

Our Ref: MJD/TJM/D4101
Your Ref: KS/KC/DesApr/17

Karen Slatterford,
Director of Environmental Services,
Wokingham District Council,
PO Box 153,
Shute End,
WOKINGHAM,
Berkshire. RG40 1WL.

23rd May, 2000.

Dear Ms. Slatterford,

Re: **Planning Application F/2000/0404.**

You may recall that we had a telephone conversation concerning the above Application and that you wrote to me on 13th April, 2000, concerning complaints which my Clients had made via Simon Etheridge both in terms of the reasons for refusal and in terms of the procedure which has led to the present, unsatisfactory position. Your letter did not deal in any way with the complaints raised and you referred us back to the Planning Officer who we believe acted improperly in the first place. Since that time, my Clients and myself have met Nicola Lake and we have offered revisions to the drawing but we have received no sensible advice from the Officer concerned and we believe that she is totally out of her depth in dealing with this very simple Application.

In your letter, you suggest that my Clients may be disappointed at the refusal of the Application, but I have to tell you that they are not so much disappointed as extremely angry and surprised. No one, including the Parish Council, the neighbours, the Applicants and other professionals consulted can simply understand why this refusal has been issued. Furthermore, no one can understand why a proposal for a tiny bungalow on an infilling plot, 13 metres wide, can cause the Planning Authority to issue a refusal without any attempts being made whatsoever to first modify the Application in consultation with the Applicant.

You have made it clear in your letter that you intend to protect your staff rather than sort out the damage which has been caused to Mr. and Mrs. Foster. You suggest in

your letter that the problem has been caused because the Applicant failed to enter into pre-application discussions with the Officers concerned. You claim that you have a pre-application discussion policy, but if you do have such a policy, it would be extremely useful if you let the public know. There is no indication of such a policy in the Notes to Applicants, there is always extreme difficulty in obtaining any pre-application meeting and where a meeting is achieved there is always unreasonable delay. In the main, Applicants are simply referred to the Duty Officer. Indeed, if every Applicant insisted on a pre-application discussion, you would have 1,000 cases per month which would take up the whole period, non-stop, from Monday to Friday at intervals of 8.4 minutes. This is clearly absurd and impractical.

It is surprising that you attempt to blame the Applicants for the shortcomings of your administrative system and the poor quality of the decisions made by your Officers. The refusal in this particular case is trivial, meaningless and contrived. It talks about "bulk, massing and location". In terms of location, it is very difficult to see where a building can go when we are talking about an infill plot other than between the fences on either side. It is utterly absurd to talk about "bulk, massing....." when we are discussing a small bungalow lying between larger bungalows. It shows a total lack of understanding that where a bungalow is required on a plot, the full width of the plot is absolutely essential to obtain all the lighting required in the rear and front elevations. Your Officers seem not to understand the needs of reducing passageways in a bungalow and they seem not to understand that a bungalow has twice the footprint area of a house. They have managed to destroy the integrity of the original design and now they are trying to destroy the viability of the plot. No one would build a bungalow of the width which Nicola Lake is now suggesting because it simply would not be viable. Unfortunately, you have taken the view that it is necessary for us to go back to Nicola Lake to resolve this matter and of course Nicola Lake has no architectural knowledge or skill and is therefore making some very silly suggestions.

I am not the only professional in this area which is becoming concerned at the lack of openness in the Planning process in Wokingham. The fact that Nicola Lake believes that amendments to an Application are "difficult" and that there is a degree of secrecy which ensures that decisions are made behind closed doors before the Applicant has any opportunity to make representations either to the Officers or to their elected representatives is wrong. In terms of small Applications, relating to local people, I believe this process to be unacceptable, particularly where Planning Officers to take a very aggressive line.

The idea that Applicants and their Advisors are ignorant of the Planning process is ridiculous. There are several dozen individual houses in the Wokingham area which I have designed over the years, and even in those cases where there has been some disagreement with the Officers concerned, the matter has generally been resolved in a sensible way. I have been making Applications to the Wokingham area for over 30 years and I am a former Planning Officer with the Hampshire County Council. We deal with many other Planning Authorities in the South of England and we do not get the same kind of problems that we now experience in the Wokingham area with Officers who are determined to play at being Architects. Your Officers are not, in my view, observing the recommendations contained with PPG1 and PPG3.

I wrote to your Department on 27th March, 2000, following the issue of the refusal, seeking some clarification of the refusal and a meeting. To date, I have not received an acknowledgement or a reply to that letter. I believe that it is only the intervention of Simon Etheridge which has brought about any response at all from your Department. Following the meeting with Nicola Lake on 28th April, by the same afternoon I had submitted revised plans for comment, but a week later I was forced to chase for a reply in the same way that I was obliged to chase for the original meeting, because your Officers had shown that they were not interested in dealing with Mr. and Mrs. Foster's problems. It seems to me that Applicants are patronised and bullied by your Officers with very little justification knowing that there is no sanction which applies to them. It is difficult to see, in this case, who it is that Nicola Lake believes that she is serving by this refusal. It most certainly is not Mr. Fennessy, the owner of No. 25, Braybrooke Road, because he has written to Mr. and Mrs. Foster expressing his surprise at the refusal. It certainly is not the people of Wargrave or the people of Wokingham District Council because I doubt if Nicola Lake could find one person to support this refusal. Mr. and Mrs. Foster now have to decide whether they should appeal against the decision reached, or if they should make a fresh Application with Simon Etheridge's support or whether they abandon the whole project altogether. The recent meetings with Nicola Lake has given my Clients no confidence at all that any future Application would be treated less harshly than the previous one, and this is especially true given the dismissive nature of your own letter. Clearly you and your staff have no concept of the distress and damage which careless refusal decisions can mean to local people in this district. I think that my Clients must put their trust in Simon Etheridge and the Planning Committee to find a way out of this fiasco.

Yours sincerely,



Michael J. Daniels, FRICS, FBEng., MaPS, MRSH.

cc: Mr. S. Etheridge ✓
Mr. & Mrs. B. Foster

FILE NOTE, 12/6/00

21 BRAYBROOKE ROAD, WARGRAVE

I met with Mr Daniels, the agent, at 10.30 on site. I advised him that his proposal would be acceptable if handed. The application should also be accompanied by a section showing the relation of the bungalow to the ground level which rises rearwards into the site, and the location of adjoining properties in relation to the house. I further advised that the large trees at the front should not be harmed but that there was no harm in losing the conifers within the site. Boundary hedges should be retained.

He agreed to resubmit plans on this basis.

John Mitchell

REFUSED. finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS

PLANNING APPLICATION NUMBER	0404. NL
BUILDING CONTROL NUMBER.	FP 2000/0384 Andy
APPLICANT/AGENT	Daniels + Associates
ADDRESS OF SITE	Land at 21. Braybrooke Road WARGRAVE
DESCRIPTION OF PROPOSED WORK	new bungalow.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS		
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED	22/3/00.	
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	27/3/00.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Daniels and Associates
Estd. 1972

28 Broad Street, Wokingham, Berkshire RG40 1AB
Tel: Wokingham (0118) 9790313/9772430 Fax: (0118) 9786789

STRUCTURAL ENGINEERING CONSULTANTS CHARTERED BUILDING SURVEYORS & VALUERS

PLANNING SERVICES RPT 2773
POL
DC VNL
APP
CS
COPIES TO:

Our Ref: MJD/GSD/D4101

The Head of Planning and Transportation,
Wokingham District Council,
P.O.Box 157,
Shute End,
Wokingham,
Berks. RG40 1GW

Reply Req

27th March, 2000

Dear Sir,

Re: Application No. F/2000/0404

I refer to your Decision Notice in connection with the planning application for a detached dwelling at 21, Braybrooke Road, Wargrave, dated 22nd March, 2000.

I find it difficult to take the reasons for refusal seriously. The application made is for a two-bedroomed, detached bungalow of less than 1,000sq.ft. It is not possible to see how a small single, detached dwelling which is single storey and less than 1,000sq.ft. in footprint, can be described in the terms "*its bulk, massing and location, would have an overbearing, unneighbourly impact upon the residential amenity of the adjacent dwelling*". It is hard to envisage any building which could be much smaller than that proposed by my clients, or any building which could be lower in ridge height than a bungalow. Precisely what form of dwelling could be acceptable, given the attitude which is expressed in this refusal, is impossible to imagine.

The reasons given for the refusal are not only astonishing but they are unprofessional and irresponsible.

If you believe that a meeting between my clients and the officers concerned may be useful, perhaps you will let me know. This is a case where to force my client to appeal would be an outrage and would certainly form the subject of a complaint to the Chief Executives Department and to the elected representatives.

I look forward to hearing from you at your earliest convenience.

Yours faithfully,

Daniels

Michael J. Daniels, FRICS,FBEng.,MaPS,MRSH

Des May 133

previous = 20 Apr 17

Daniels and Associates
Estd. 1972

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Tel: Wokingham (0118) 9790313/9772430 Fax: (0118) 9786789

STRUCTURAL ENGINEERING CONSULTANTS, CHARTERED BUILDING SURVEYORS & VALUERS

Our Ref: MJD/TJM/D4101
Your Ref: KS/KC/DesApr/17

WOKINGHAM DISTRICT COUNCIL
25 MAY 2000
DIRECTOR OF
ENVIRONMENTAL

Karen Slatterford,
Director of Environmental Services,
Wokingham District Council,
PO Box 153,
Shute End,
WOKINGHAM,
Berkshire. RG40 1WL.

23rd May, 2000.

Dear Ms. Slatterford,

Re: **Planning Application F/2000/0404.**

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your letter that the problem has been caused because the Applicant failed to enter into pre-application discussions with the Officers concerned. You claim that you have a pre-application discussion policy, but if you do have such a policy, it would be extremely useful if you let the public know. There is no indication of such a policy in the Notes to Applicants, there is always extreme difficulty in obtaining any pre-application meeting and where a meeting is achieved there is always unreasonable delay. In the main, Applicants are simply referred to the Duty Officer. Indeed, if every Applicant insisted on a pre-application discussion, you would have 1,000 cases per month which would take up the whole period, non-stop, from Monday to Friday at intervals of 8.4 minutes. This is clearly absurd and impractical.

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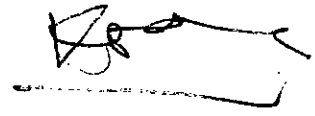
Yours sincerely,



Michael J. Daniels, FRICS, FBEng., MaPS, MRSH.

cc: Mr. S. Etheridge
Mr. & Mrs. B. Foster

John.
Please can we discuss this before I reply.



Tel. 0118 974 6315 (Direct Line)
Fax. 0118 974 6313
Email. karen.satterford@wokingham.gov.uk
Date. 13 April 2000
My ref. KS/KC/DesApr/17

next = DEP May | 33

Daniels & Associates
28 Broad Street
Wokingham
Berkshire RG40 1AB

Attn: Mr Michael Daniels

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

Dear Mr Daniels

PLANNING APPLICATION F/2000/0404

Further to our telephone conversation today, I am writing to respond to your letter to Councillor Simon Etheridge of 4 April 2000.

I understand from your letter that you are acting for Mr & Mrs B Foster who have submitted a planning application for a new dwelling on land at 21 Braybrooke Road, Wargrave.

I can understand that your clients are disappointed that their application has been refused. However, you will of course be aware that the planning officer has a responsibility to take into account the residential amenity of adjacent dwellings. This is not a 'contrived refusal' but a carefully considered decision taken by a number of experienced planning officers, weighing up all the issues.

On any planning application, we do always encourage applicants or their agents to contact us for pre-application discussions. I understand no discussions took place in this case. I have discussed the case with Nicola Lake, and should you wish to contact her to arrange some pre-application discussions prior to submitting a further alternative planning application she would, as always, be very happy to help and advise. Her telephone number is 0118 974 6481.

I hope this will be of help but please do not hesitate to contact John Mitchell, Development Control Manager, who starts with the authority on 17 April should you have any further queries.

Yours sincerely

Karen Satterford
Director of Environmental Services

cc: Nicola Lake, Planning Assistant
John Mitchell, Development Control Manager

also copied to Cllr Simon Etheridge

Daniels and Associates
Estd. 1972

28 Broad Street, Wokingham, Berkshire RG40 1AB
Tel: Wokingham (0118) 9790313/9772430 Fax: (0118) 9786789

STRUCTURAL ENGINEERING CONSULTANTS, CHARTERED BUILDING SURVEYORS & VALUERS

Our Ref: MJD/TJM/D4101

Mr. S. Etheridge,
7, Chackfield Drive,
WOKINGHAM,
Berkshire. RG41 5PH.

4th April, 2000.

Dear Mr. Etheridge,

Re: **Planning Application F/2000/0404.**

I act for Mr. and Mrs. B. Foster who have submitted a Planning Application for a new dwelling on land at 21, Braybrooke Road, Wargrave. They are local people, born and raised in the area.

For reasons which no-one can understand, the application has been refused by Officers acting with delegated powers. The site is a natural infill site of adequate size and is perfectly normal in every way. The proposed dwelling is a bungalow of less than 1,000ft², so must be described as being small and uncontroversial. Nevertheless, the Officer concerned, Nicola Lake, has contrived a refusal, on policy grounds, saying that the "bulk, massing and location, would have an overbearing, un-neighbourly impact upon the residential amenity of the adjacent dwelling". This is quite astonishing, considering the person who owns the adjacent dwelling, No. 25, has seen the plans and has no objection whatsoever. Indeed, he has written to my Clients saying that he is very surprised to hear that the Application has been turned down. Reading through the Planning file, it is clear that no-one else objects to the proposed development either, so it appears that Nicola Lake is adopting a very idiosyncratic attitude to this matter which is causing misery to my Clients and has left them believing that the Planning Authority do not wish to see any development of any kind upon this site.

Indeed, given the nature of the refusal, their anxiety is understandable. It has been refused on policy grounds and in respect of a tiny dwelling so it is difficult to imagine that any form of development will be allowed at all. This view is reinforced by the fact that the Application was refused arbitrarily, without any opportunity being given for negotiation. This would suggest that Mr. and Mrs. Foster are correct and that they will never be able to build any kind of dwelling on the site.

If it is true that the Local Authority do not wish to see any kind of development on the site, given that this is a perfectly normal and uncontroversial infilling plot, it is necessary to ask if the South of England can afford to squander such sites given the development pressure which we know to exist. Indeed, if Nicola Lake and her colleagues are refusing permission to develop sites of this kind, then one wonders if the Wokingham District Council Area is being well served by its Planning Officers.

It does seem that Developers can come in to this area and achieve consents for developments which, in Planning terms, are very seriously defective and a great deal more controversial, whereas local residents appear to be very badly treated by the Council.

I believe that you represent the interests of the residents in Wargrave and I wonder if you can help us in this particular matter. I think that the delegated system at Wokingham District Council is not working properly and it is not properly managed. If my Clients are forced to go to Appeal to obtain their consent, then it will be outrageous. If you are able to help us to achieve some resolution of this problem, my Clients would be very grateful.

Yours sincerely,

Michael J. Daniels, FRICS, FBEng, MaPS, MRSH

0118 974 6313

Received by Wokingham District Council

Application No: F/2000/0404

Proposal:

Proposed erection of one detached dwelling.

Location:

21 Braybrooke Road Wargrave.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/02/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
AP	
CS	
15 MAR 2000	
COPIES TO:	ACK:
	FILE:

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Nicola Lake DATE: 7th March 2000

Location:	21 Braybrooke Road, Wargrave
Proposal:	PROPOSED ERECTION OF ONE DETACHED DWELLING
Application Number:	F/2000/0404

In response to your consultation dated 27th January 2000 for the above application, the tree and landscape comments are as follows:

I have no objection to the proposals in principle

The site contains a number of mature trees and conifers which are not identified within the applicants submission.

A detailed tree survey should be submitted to BS 5837 showing trees to be removed, retained and any tree surgery works and protective fencing for trees to be retained during construction works.

ROBERT PETROW
Consultant Landscape Architect

To:
Neil Etherington
Senior Arboricultural Officer

1.

31 JAN 2000

From: Nicola Lake

Date: 27 January 2000

Application Number: F/2000/0404

Proposal: Proposed erection of one detached dwelling..

Site Address:
21, Braybrooke Road, Wargrave.

Applicant:
Mr & Mrs B Foster C/O Daniels And Associates.

Your observations are required in respect of this application within **7 days** of the above date.

No objection.
But, number of nature trees & conifers on site & TPO tree, & planting plan.
B.S tree survey.
also site access & service..
site contained by existing hedges ch not visually obtrusive

1769A

PLANNING APPLICATION PART I

20. JAN. 2000 WOKINGHAM DISTRICT COUNCIL

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 ADDRESS POST CODE	MR AND MRS B FOSTER, 21, BRAYBROOKE ROAD, WARGRAVE, BERKSHIRE. RG10 8DU. Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME ADDRESS POST CODE	DANIELS & ASSOCIATES, 28, BROAD STREET, WOKINGHAM, BERKSHIRE. RG40 1AB. Tel. No. 0118 9790313
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	LAND AT 21, BRAYBROOKE RD., WARGRAVE.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.0734 hectares
5. Give brief details of the proposal.	ABOUT THE APPLICATION	PROPOSED BUNGALOW
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	~~PROSPECTIVE PURCHASERS~~ OWNER
7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.	PLANS/DRAWINGS	1:25000 Location Plan ✓ — 1:100 Floor Plan ✓ 1:500 Block Plan — Other ✓ 1:100 Elevations ✓ — 1:200 Block Plan
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
MEANS OF ACCESS
SITING
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

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

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

MULTI-RED FACE BRICKWORK
BROWN, CONCRETE PLAIN TILES

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

~~YES~~ / 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 / ~~NO~~

TO PUBLIC SEWER

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

YES / ~~NO~~

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

YES / ~~NO~~

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.

~~YES~~ / 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	1
	3	
	4	
	5 or more	
	TOTAL	1
Nos. of residential units lost through demolition or conversion		0
	NET CHANGE	+1

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

YES / ~~NO~~

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

~~YES~~ / 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.

~~YES~~ / 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 [signature] ON BEHALF OF MR AND MRS FOSTER DATE 19.1.00

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.

Application Number F/2000/0404
~~Conditions~~s/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	→		The proposed development by reason of its Bulk, massing and location, would have an overbearing, unneighbourly impact upon the residential amenity of the adjacent dwelling. As such, the proposal is contrary to policy URE2 of the Loddon Area local plan and policies WDS 3 and URE1 of the Wokingham District local plan.

RECORD OF SITE VISIT

SITE ADDRESS: 21 Braybrooke Road Reading.

APPLICATION NUMBER: F/2000/0404

OFFICER: Nicola Lake

DATE OF SITE VISIT: 11.2.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - Telegraph pole.

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

Large site with an existing dwelling and out buildings

4. RELATIONSHIP TO ADJOINING PROPERTIES No 25 - an old two level bungalow with a flat roof garage to the side - some large mature trees and hedge to the boundary - No 21 is a small detached bungalow. The out buildings are shed and a large green house. The house 29 is higher with a high ridged roof - but both 25 and 27 have hipped roofs.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS - Site slopes up to the rear.

BOUNDARY TREATMENT Site enclosed with fences, boards, Conifer hedges and 3ft. fence + hedge (21's side)

OTHERS

Tel: (0118) 974 6481

Date: 8 march 2000

My ref: F/2000/0404

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33505 – Wokingham

Dear Councillor

Application Number: F/2000/0404
21 Braybrooke Road Wargrave.
Proposed erection of one detached dwelling.

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

If you have any questions please do not hesitate to contact Nicola Lake on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 29 March 2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0404**
21 Braybrooke Road ~~Reading~~ Wargrave
Proposed erection of one detached dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

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 6481

Date: 8 march 2000

My ref: F/2000/0404

WOKINGHAM DISTRICT COUNCIL
Environmental services Department
Planning services
P.O. Box 157
Shute End Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 - Wokingham

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: F/2000/0404
21 Braybrooke Road ~~Reading~~. Wargrave
Proposed erection of one detached dwelling..

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact Nicola Lake on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0404

Applicant : Mr & Mrs B Foster C/O Daniels And Associates.

Location : 21 Braybrooke Road Wargrave.
Proposal : Proposed erection of one detached dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		11·2·2000

Date of Neighbour Notifications : .....

Date of Site Visit : 11.2.2000

Date Registered : 20/01/2000

Earliest Date for Decision : 20/02/2000

Latest Consultation Date/Site Notice Expiry Date : 20/02/2000

Application Expiry Date: 16/03/2000

Consultation Responses :
Highways - No objection subject to condition
Wargrave P.C - Concerned about impact upon No 27.
Letter - 1 letter from 22 Braybrooke.

Planning Issues :
Site Designation - within the identified Settlement.
1.) Impact upon the amenity of the adjacent dwellings
2.) Impact upon the street scene.

Application Number: F/2000/0404

Appraisal :

1.) Impact upon the neighbouring dwellings.

The proposed development is for the erection of a new dwelling to the side of No 21. This area currently houses a number of Greenhouses / Out buildings. The property to the west (No 25) is a bungalow as is No 21

The development to the side on No 25 is currently a flat roofed Garage. There will be a Gap of 1.2m to the boundary with No 25. The dwelling has a height of 5.7m to the ridge, however, when the level of the land is considered this would be 6.2m. The property will also extend for the length of the rear side boundary of No 25. With the rear projecting past the rear of 25 being a bedroom. Therefore, the proposed development would be overbearing to the detriment of the amenity of No 25.

The side facing windows are both kitchen and Bathroom and could be obscure glazed.

2.) Impact upon the Street Scene.

The proposed development is set in line with No 21, which stands further back on the site than No 19 or 25. However, the proposed development is in keeping with the character of the site and would have no detrimental impact upon the Streetscene.

Recomendation : Approval: ☐ **Refusal:** ☑

(tick appropriate box)

Applicationo	Name & Address
F/2000/0404	M Close 22 Braybrooke Road Wargrave Berks RG10 8DT

APP REFUSED letter
sent 24/03/00

Tel: (0118) 974 6481

Date: 8 march 2000

My ref: F/2000/0404

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
16 MAR 2000	
COPIES TO:	ACK:
	FILE:

Environmental Services Department
Planning Services
P.O. Box 157
Shute End Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33505 - Wokingham

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: F/2000/0404
21 Braybrooke Road Wargrave.
Proposed erection of one detached dwelling.

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

If you have any questions please do not hesitate to contact Nicola Lake on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 29 March 2000

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0404**
21 Braybrooke Road ~~Reading~~ Wargrave
Proposed erection of one detached dwelling.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: _____

Print Name: _____

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

PLANNING SERVICES | RPT
POL | TLS
DC | CNF
APP
CS
COPIES TO:

TO: DEVELOPMENT CONTROL FROM: Environmental-Design

Nicola Lake DATE: 7th March 2000

Location:	21 Braybrooke Road, Wargrave
Proposal:	PROPOSED ERECTION OF ONE DETACHED DWELLING
Application Number:	F/2000/0404

26969

In response to your consultation dated 27th January 2000 for the above application, the tree and landscape comments are as follows:

I have no objection to the proposals in principle

The site contains a number of mature trees and conifers which are not identified within the applicants submission.

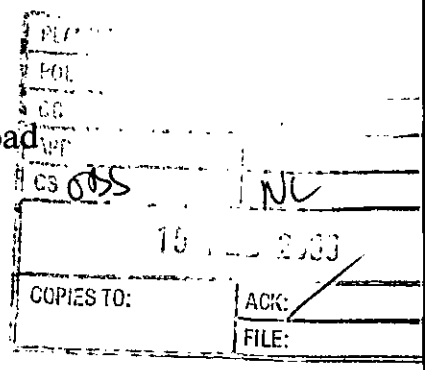
A detailed tree survey should be submitted to BS 5837 showing trees to be removed, retained and any tree surgery works and protective fencing for trees to be retained during construction works.

ROBERT PETROW
Consultant Landscape Architect

Nicola Lake
PO Box 157
RG40 1WR

22, Braybrooke Road
Wargrave
RG10 8DT

12 Feb 2000



Dear Ms Lake,

Planning application F/2000 / 0404 21, Braybrooke Road

Whilst I have no objection to the above planning application per se, I hope that every effort will be made to stress the importance of preserving from damage the mature horse chestnut tree and mature pine tree that are at the front of the plot . If they were to be damaged it would radically alter the pleasant greenness of this site, and the outlook from our house.

Yours sincerely,

Morag Close

Morag Close

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
14 FEB 2000	
COPIES TO:	APP:

WARGRAVE PARISH COUNCIL

33 Ridgeway
Wargrave
Reading
RG10 8AS

Tel Fax 0118 940 4983

WARGRAVE PARISH CONSULTATION SHEET

DELEGATED

CASE OFFICER:	Nicola Lake
APPLICATION NUMBER:	F/2000/0404
SITE:	21 Braybrooke Road Wargrave.
PROPOSAL:	Proposed erection of one detached dwelling.
COMMENTS:	The occupier of number 27 Braybrooke Road had expressed concern about the nearness of the proposed dwelling to his boundary. He also asked that the number of windows facing on to his property should be minimised and/or that they should have frosted glass. The applicant had indicated that it would be appropriate to use frosted glass

Norman Raybone

Norman Raybone
Clerk to Wargrave Parish Council

Date: 11 February, 2000

Comments required by	**20/02/2000**
Fax to	974 6484

THE FIRS

PC 19 051 021

ADDRESS 21 BRAYBROOKE ROAD

PARISH WARGRAVE

PLOT No.

ORD. SHEET No. SU. 7878 (2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
O/118/58	MR. E.C.K. FOSTER	O/APP. ONE BUNGALOW	8.7.58	–	O/A
163/58	"	BUNGALOW	8.9.58	APP.	APP.
PO/283/59	"	FUEL STORE + WORKSHOP	7.7.59	APP.	N/A
R/182/60	"	GARDEN SHED & GREENHOUSE	3.11.60	APP.	APP.
R/212/63	"	BEDROOM, SUNROOM & SHED	3.10.63	APP.	APP.
28867					

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

To:
Highways

From: Nicola Lake

Date: 27 January 2000

Application Number: F/2000/0404

Proposal: Proposed erection of one detached dwelling..

Site Address:
21, Braybrooke Road, Wargrave.

Applicant:
Mr & Mrs B Foster C/O Daniels And Associates.

Your observations are required in respect of this application within **7 days** of the above date.

CONDITIONAL APPROVAL

SC 23 - PARKING, GARAGING & TURNING (SR06)

IN08

N.S. Foster

7-2-00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 20 JAN 2000	Map No. 21 Site 0.06
Officer: NL Application No. F/2000/0404	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF ONE DETACHED DWELLING

Location: 21 BRAYBROOKE ROAD

Parish: WARGRAVE Ward: Wargrave & Remenham. 27.1.2000

Applicant: MR/MRS FOSTER

Fee Received 190.00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	owners of land.		
4	Correct S 66 certificate	~~Cert B owners of land? See Q6~~		
5	Elevation plans	~~Not elevations wrongly labelled (I think!)~~		
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 : 27.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

..... No pre-apps .....

NEIGHBOURS:

..... S/N.t 25, 27, 29 & 31 Braybrooke Road .....

.....

.....

.....

.....

.....

.....

.....

.....

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 . . . . . .

On behalf of . . . Mr. and Mrs. B. Foster . . . . . .

Date . . . . . 19.1.00 . . . . . .

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

1789/a

SECTION 66 CERTIFICATE

Application No.

20.JAN.2000 C4

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

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

+ See Note (a) to Certificate A

OR

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

(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).

- 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) .....

1769A

PLANNING APPLICATION PART I

20. JAN. 2000

WOKINGHAM DISTRICT COUNCIL

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 ADDRESS POST CODE	MR AND MRS B FOSTER, 21, BRAYBROOKE ROAD, WARGRAVE, BERKSHIRE. RG10 8DU. Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME ADDRESS POST CODE	DANIELS & ASSOCIATES, 28, BROAD STREET, WOKINGHAM, BERKSHIRE. RG40 1AB. Tel. No. 0118 9790313
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	LAND AT 21, BRAYBROOKE RD., WARGRAVE.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.0734 hectares
5. Give brief details of the proposal.	ABOUT THE APPLICATION	PROPOSED BUNGALOW
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	~~PROSPECTIVE PURCHASERS~~ OWNER
7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.	PLANS/DRAWINGS	1:25000 Location Plan ✓ — 1:100 Floor Plan ✓ 1:500 Block Plan — Other ✓ 1:200 Block Plan 1:100 Elevations ✓
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
12. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.	YES / ~~NO~~
13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.	MULTI-RED FACE BRICKWORK BROWN, CONCRETE PLAIN TILES
14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM? If NO, please give details of any new system to be constructed.	~~YES~~ / 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 / ~~NO~~ TO PUBLIC SEWER
16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? Please show details of the existing access and any proposed changes on the plans.	YES / ~~NO~~
17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED? If, YES, please show details of any changes on the plans.	YES / ~~NO~~
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.	~~YES~~ / 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	1
	3	
	4	
	5 or more	
	TOTAL	1
Nos. of residential units lost through demolition or conversion		0
	NET CHANGE	+1

20. HAS PROVISION BEEN MADE FOR THE DISABLED? If YES, please show on the submitted plans what is to be provided. YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT? If YES, please complete PART 2 of the form. ~~YES~~ / NO

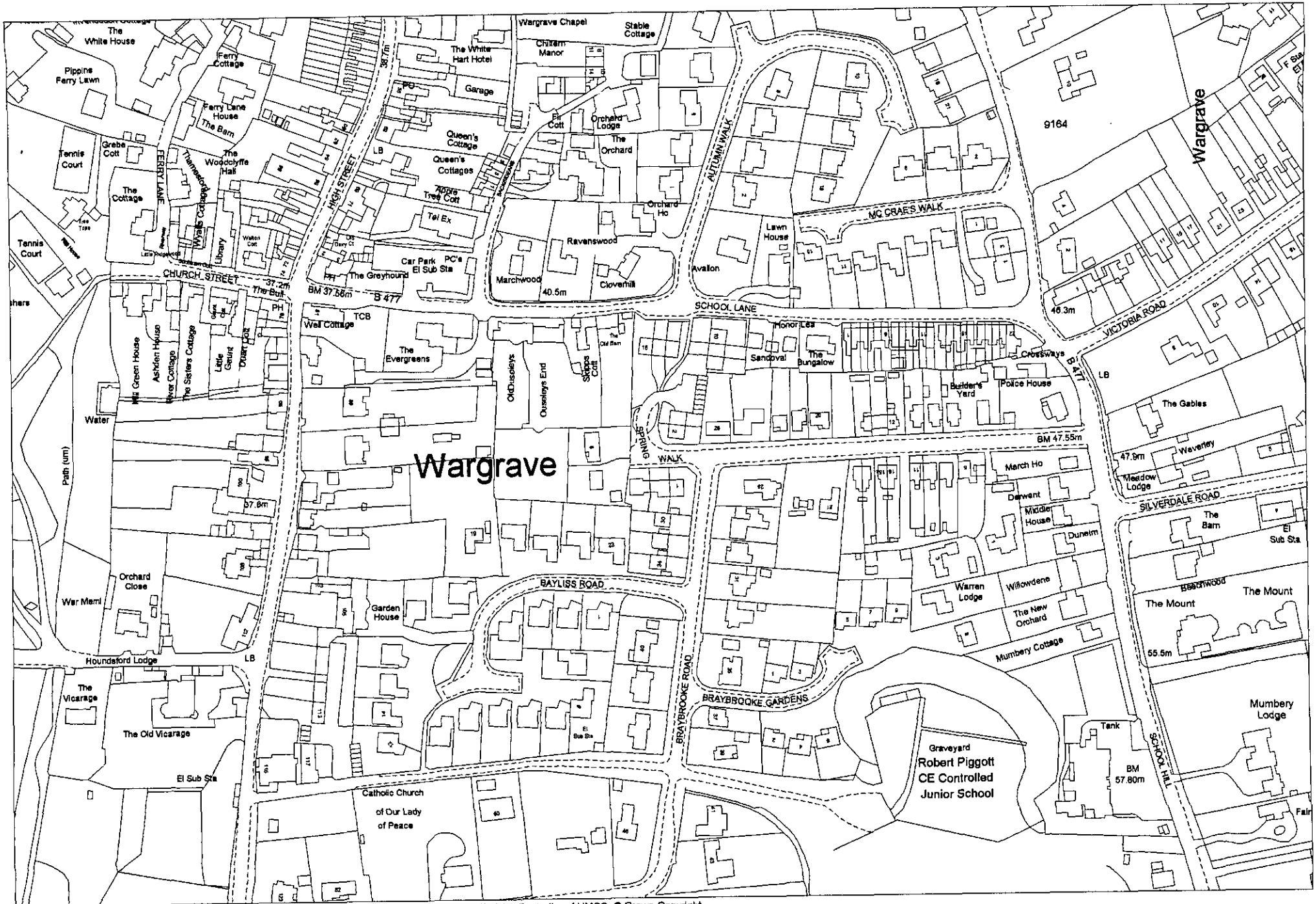
22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS)? If YES, complete PART 3 of the form and submit whole application to Wokingham District Council. ~~YES~~ / NO

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 [signature] ON BEHALF OF MR AND MRS FOSTER DATE 19.1.00

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.



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Development Control Section, Environmental Services, Wokingham District Council.

12 June 2000

Scale: 1 : 2500