SOUTHPORT U
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APPLICATION NO:
F/2001/3419

LOCATION:
11 Headington Close, Wokingham.

APPLICANT:
Mr P Wild C/O Harrall Design Associates

PROPOSAL:
Proposed two storey side extension to dwelling and front porch extension. Demolition of existing garage.

EARLIEST DATE FOR DECISION: **25/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
16/04/2001

CASE OFFICER: **Andrew Thorley**

REFUSED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr P Wild
C/O Harrall Design Associates
14 Tomlinson Drive
Wokingham
Berkshire
RG40 3NZ

Application Number: F/2001/3419

Parish: **WOKINGHAM**

Location: **11, Headington Close, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling and front porch extension. Demolition of existing garage.**

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, the reason for which is specified hereunder.

Reason

1. The proposed 2-storey side extension, by virtue of its design, siting, scale, bulk and massing would be detrimental to the amenities of the adjoining land uses and occupiers. As such it is, therefore, contrary to Policies SBE1, SBE2 and STV6 of the South East Area Local Plan and to Policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

Informative

1. 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.
South East Area Local Plan Policies SBE1/2 and STV1/6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell
Development Control Manager
Date: 09/04/2001

Notice checked by: _____

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

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/3419

Applicant : Mr P Wild C/O Harrall Design Associates.

Location : 11, Headington Close, , Wokingham.
Proposal : Proposed two storey side extension to dwelling and front porch extension. Demolition of existing garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		20/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 20/03/01

Date Registered : 19/02/2001

Earliest Date for Decision : 25/03/2001

Latest Consultation Date/Site Notice Expiry Date : 25/03/2001

This application will have expired on: 16/04/2001. 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 :

Highways: Approval with conditions
Neighbours: Letters of objection
Wokingham TC:

Planning Issues :

Application Number: F/2001/3419
Appraisal:

Pre application advice was given for a slightly larger 2-storey extension on the 23rd November 2000, and it was recommended that from the information submitted at that time (see letters on file) that a 2-storey side extension may be acceptable, provided its design was appropriate.

The proposed two-storey side extension will project 3.5 metres to the side of the existing detached house (in a north easterly direction) and will be 6.3 metres in length, with a set back of 0.9 metres from the front elevation. To be located up to the adjacent north east boundary.

The roof pitch and eaves height of the two-storey extension would match that of the existing main roof. The ridge will be 6.9 metres in height (0.2 metres lower than the main ridge). It is proposed that two new windows are to be inserted in the front elevation and a new window and door to be inserted in the rear elevation. The proposed accommodation includes a new dining room, a breakfast room and an additional bedroom with en-suite facilities.

The proposed single storey front extension will be 3 metres wide and will project 1.4 metres from the front elevation. To have a lean to pitched roof with an eaves height of 2.4 metres and a ridge height of 3.3 metres.

1) Impact on neighbouring properties

No. 10, to the south west, 2-storey detached house, due to its orientation it is considered that the occupants of this property will not be affected by the proposal.

No.1, to the south east, 2-storey detached house. Open plan front gardens, located 23 metres away from the proposal. This neighbour is concerned (see letter on file) that the proposal will affect their privacy. However it is considered that due to the distance away the occupants of this property will not be affected by the proposal.

No.17, Headington Drive, to the north east, 2 storey detached house, 0.5 metres lower with enclosed rear garden. Extended to the north west with a 2 storey extension. Located 9.8 metres away from the proposal behind a 1.8 metre high close-boarded fence on adjacent boundary, main windows at ground floor level and at first floor level face rear garden. This neighbour is concerned (see letter on file) that the proposal will encroach onto their property, will block the light from their garden and will dominate the view from their house.

It is considered that due its size and close proximity the proposed 2 storey extension would create an overbearing effect and be detrimental to the amenities of the occupiers of this property.

2) Impact on street scene /visual impact.

The design and the materials for the 2 storey extension and front porch would match the existing detached house, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

3) Highways

Approval with conditions.

Recommendation : Approval [✓] **Refusal : [ ]**
(tick appropriate box)

Application Number F/2001/3419
~~Conditions~~/Reasons for Refusal

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

The proposed 2-storey side extension, by virtue of its design, siting, scale, bulk and massing would be detrimental to the amenities of the adjoining land uses and occupiers. As such it is, therefore, contrary to Policies SBE1, SBE2 & STV6 of the SEALP and Polices WBE1, WOS3 of the WDLPDD.

Informative for approvals

N16

~~LODDON AREA LOCAL PLAN POLICIES:~~

SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1/2 STV1/6

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS2/3

~~GREEN BELT LOCAL PLAN POLICIES~~:

BERKSHIRE STRUCTURE PLAN POLICIES: ENV1

~~MINERALS LOCAL PLAN POLICIES:~~

RECOMMENDATION AND CONDITIONS/REASONS AGREED: Ian Mitchell

(Development Control Manager)

Date: 9/6/05

RECORD OF SITE VISIT

SITE ADDRESS: 11 Headington Close Wokingham.

APPLICATION NUMBER: F/2001/3419

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 20/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on lamp post

2. DESCRIPTION OF SURROUNDINGS 'Residential' open plan frontages
No. 10 2 storey semi-detached house, open plan front garden, not affected.
No. 17 Headington Drive, 2 storey detached + extended over garage with 2 storey extension, lounge, dining room + kitchen windows face No. 11.

3. DESCRIPTION OF SITE/BUILDING 2 storey detached house, with detached single storey garage adj to E1 sub station which forms boundary wall to. Brown brick with white cladding at first floor level, brown pantile roof, flat porch roof open, white UPVC windows and doors + fascia boards grey gn/fencing

4. RELATIONSHIP TO ADJOINING PROPERTIES
Refer to Site Plan / Right angles to No 17, Headington Drive.

5. SITE CONSTRAINTS — Open plan Front Garden, with grass no borders.

TREES — None affected

ACCESS/PARKING — 2 car spaces on drive as existing + 1 in garage.

LEVELS — No 17, HD, 0.5m lower approx.

BOUNDARY TREATMENT — No 17 1.8m c6 fencing

OTHERS
— E1 sub station single storey garage walls
— Boundary around E1 sub station and No 17 HD, 2m high c6 fence
— Rear boundary 1.8m fencing

No + 3m high approx Leylandii cypress hedge along side boundary of No 17, Headington Drive.

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

Tel: 0118 974 6441

Date: **01 March 2001**

My ref: F/2001/3419

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

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/2001/3419
11, Headington Close, , Wokingham.
Proposed two storey side extension to dwelling and front porch extension. Demolition of existing garage.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/3419**
11, Headington Close, , Wokingham.
Proposed two storey side extension to dwelling and front porch extension. Demolition of existing garage.

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

Signed: _____ Date: _____
Councillor Edwards

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

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Tel: 0118 974 6441

Date: **01 March 2001**

My ref: F/2001/3419

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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Tel: 0118 974 6441

Date: **01 March 2001**

My ref: F/2001/3419

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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: **Andrew Thorley** Application Number: **F/2001/3419**
11, Headington Close, , Wokingham.
Proposed two storey side extension to dwelling and front porch extension. Demolition of existing garage.
I wish this application to be listed should the officers recommendation be for_____
*and my reason(s) are*_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3419
CASE OFFICER: Andrew Thorley

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

Received by Wokingham District Council

Application No: F/2001/3419

Proposal:
Proposed two storey side extension to dwelling and front porch extension. Demolition of existing garage.

Location:
11, Headington 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/03/2001. 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

01 March 2001

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 23 November 2000
My ref: EXC/Wokingham 1B
Your ref: PMH/BJH

Peter M Harrall
14 Tomlinson Drive
Wokingham
Berkshire
RG40 3NZ

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 Mr Harrall

PROPOSED TWO-STOREY SIDE EXTENSION TO 11 HEADINGTON CLOSE, WOKINGHAM

I write in response to your letter of 7 November and apologise for the delay in doing so.

From the information you have provided it appears that a two-storey side extension may be acceptable, providing its design is appropriate. However, the front elevation of the extension at first-floor level should be set back from the existing first floor front elevation by at least one metre. Also, with regard to the side window, the lower cill level should be at least 1.8 metres above the internal floor level.

I hope this information is of assistance to you. However, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. If you have any further queries relating to this matter, please do not hesitate to contact the Emy Circuit, on the above telephone number.

Yours sincerely

M L Thorp,
Principal Development Control Officer

Harrall Design Associates

Architectural : Interior : Shopfitting : Landscape : Planning Supervisors

reply

B/17/70
38223

PLANNING FEE RECEIVED	HPT 36294
POL	TLS
DP EXC	ENF
APP	
CS	
09 NOV 2000	
COPIES TO:	ACK:
	FILE:

PMH/BJH
7 November 2000

Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
WOKINGHAM
Berks.

Dear Sir,

Proposed Side Extension 11 Headington Close, Wokingham

I act as agent for Mr. & Mrs. Wild, the owners of 11 Headington Close. I have been asked, on their behalf, to enquire, before a formal planning application is made, if a proposed extension would be acceptable.

I attach to this letter a copy of the 1:500 OS map extract as existing together with a copy of the OS map indicating the proposed extension.

The extension will comprise a new garage and breakfast room to the ground floor with a first floor providing a master bedroom with en-suite to the rear. With the exception of one 1200 x 300 high level window in the new gable end wall, the wall will be blank.

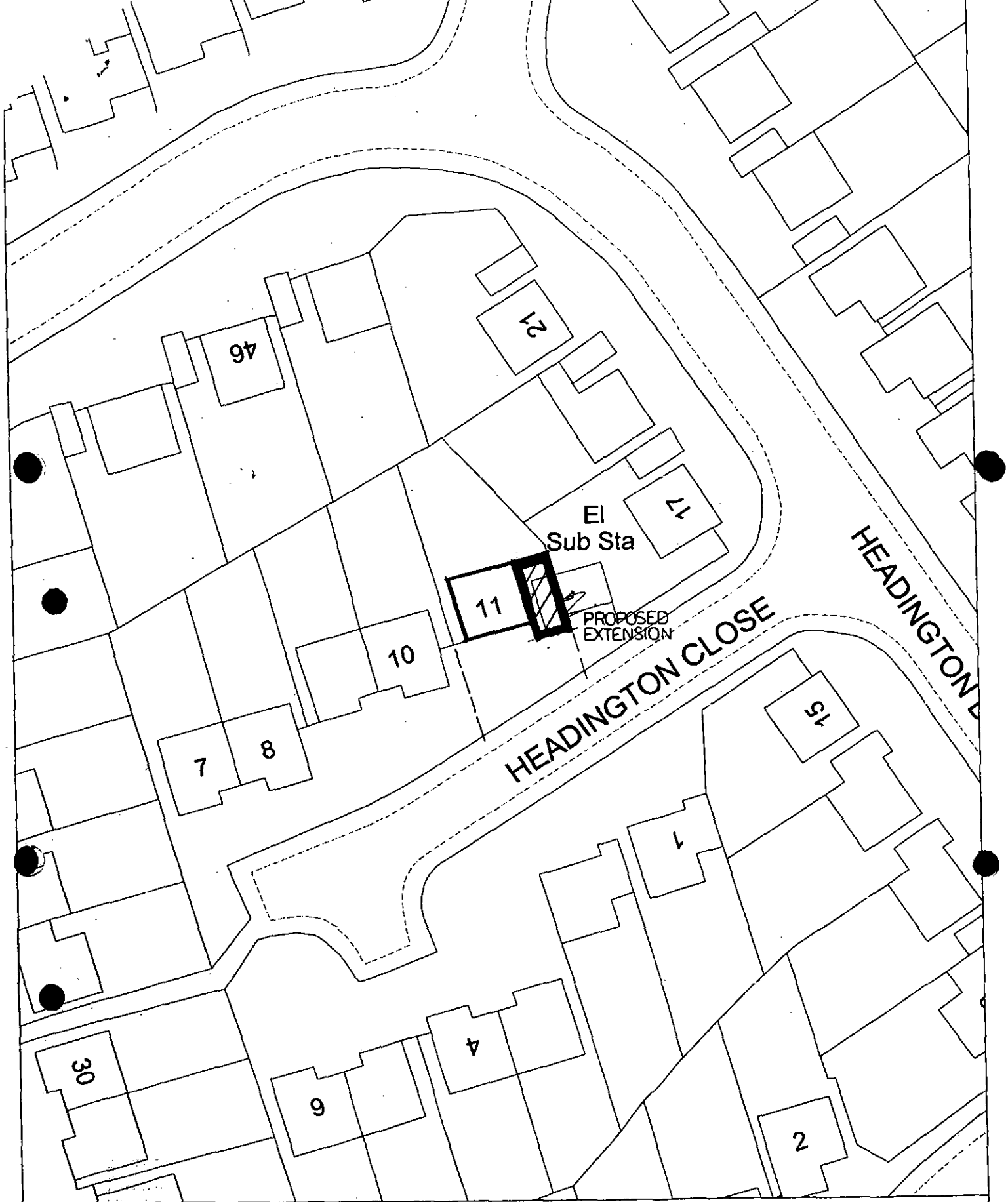
I would appreciate your comments.

Yours faithfully,

PETER M. HARRALL

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS : MEMBER OF THE ASSOCIATION OF PLANNING SUPERVISORS

14 Tomlinson Drive Wokingham Berkshire RG40 3NZ Tel/Fax: 0118 973 3069



Site Plan, Scale: 1 to 500

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Date: 6 November 2000

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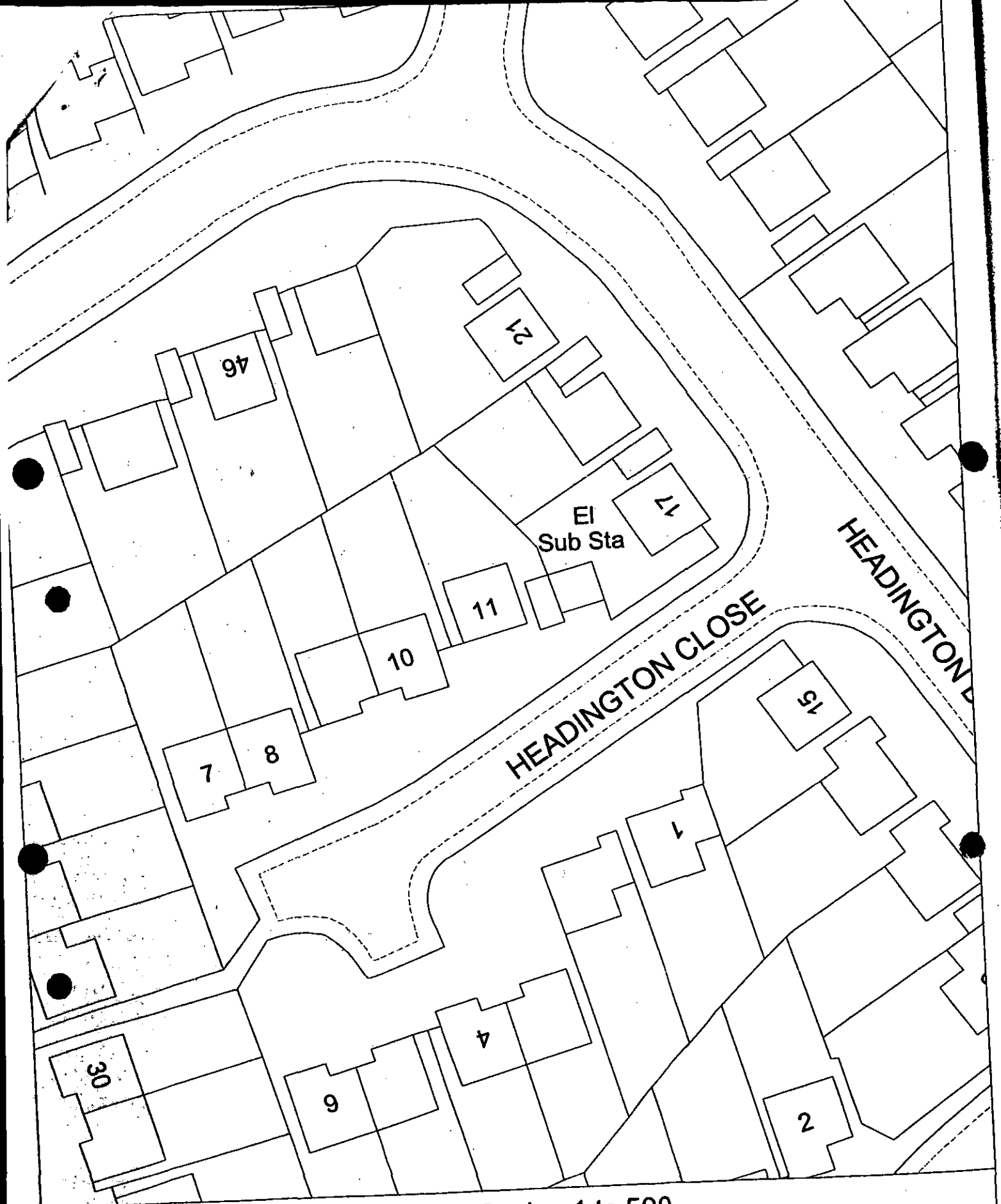

Site Plan, Scale: 1 to 500

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Date: 6 November 2000

N
W E
S

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 19 FEB 2[illegible]	Map No. 68A Site 0.03
Officer: AT	Application No. F/2001/3419
	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 FRONT PORCH EXTENSION DEMOLITION OF EXISTING GARAGE

Location: 11 HEADINGTON CLOSE

Parish: WOKINGHAM Ward: Norreys 1.3.01 B

Applicant: MR P WILD

Fee Received 95-00 (8) 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	parking layout ✓ (they have marked 3 parking spaces on ground floor plan 2024.2)		
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 : 13.01.06 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 Substation adj to development
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

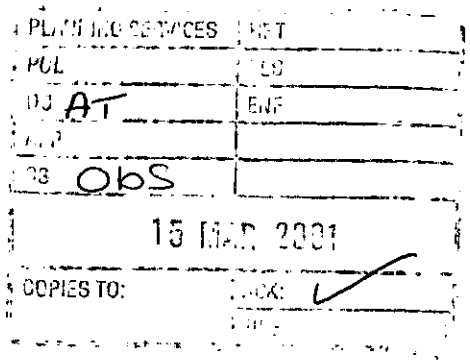
.....
.....
No pre-apps

NEIGHBOURS:

S/N + see map

Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box157
Shute End
Wokingham
Berks
RG40 1WR.

17 Headington Drive
Wokingham
Berks
RG40 1XB



Tuesday, March 13, 2001

Dear Mr Mitchell

Your Reference No Andrew Thorley
F/2001/3419

I have reviewed the plans for the extension to the dwelling at 11 Headington Close, Wokingham. In essence the proposal is to use the site the size of the garage and path between the garage and house and move it back to be in line with the back of the house and then build a two storey dwelling on the moved site. The plans I believe lack detail and dimensions. However I wish to make the following observations:-

1) The plans give no information as to what replaces the right hand wall of the garage that is also the boundary of the Electrical sub station.

2) At present there is a wooden fence between my property and the garden of No 11. There is no indication whether this will stay. If it does I fail to see how the owner of No 11 can keep the fence in good condition knowing that the gap between the boundary line and the new side wall of the house is 130mm (approx 5ins).

3) Further examination of the plans reveals that the barge boarding and the edge of roof tiles on this side wall will actually be in line with the site boundary. Taking into consideration building tolerances it is more than likely that the tile edge will encroach over the boundary. Further I cannot see how the owner can keep this roof edge in good repair without entering my property. It was for this reason that there is no wood or plastic at the roof edge on the right hand side of my bedroom extension near to the boundary with 19 Headington Drive.

4) With the closeness of the boundary line to the proposed new wall it is difficult to see how the building work can be carried out without encroaching on the flower beds and lawn of my property.

5) For over 25 years we have enjoyed a sunny pleasant garden from the time the sun rises at the front of the house and sets over the garden of No 21 Headington Drive. Now we are expected to accept the fact that a two storey brick wall is moving 3500mm closer to our house and will obviously block light from our garden and dominate the view from our house.

6) The size of this side wall will only be 1000mm smaller than the total width of the house. In the past to reduce the dominance of a wall the two metre rule was imposed on the extensions to 17 and 21 Headington Drive and I suggest to preserve the appearance of the location that this rule should be imposed on this right angled wall.

7) There also appears nothing in the plans to stop a large window being added at a later date to this side wall thus overlooking our property. At present only a small landing window overlooks us.

Overall the presence of a dominant wall will detract from the appearance of our property and reduce its value.

As a suggestion the site (noted in my introduction) could be restricted to the width of the garage only. This area would then be moved to be in line with the back of the house and abutting the existing side wall of the house. It would leave a gap between the existing boundary line /fence and the new side wall.

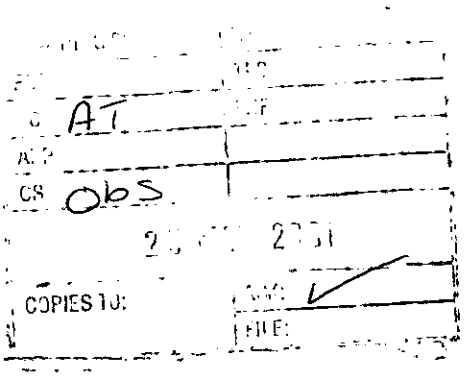
Whilst I do not wish to stop an extension to the property from being approved the plans could be modified to be more in keeping with the layout of the existing houses, gardens and approved extensions in the other Roads and Closes in this part of the Ashridge Park Estate.

Yours sincerely

Bryan Pledger

1 Headington Close
Wokingham
Berkshire
RG40 1TE

20 March 2001



Mr Andrew Thorley
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

Your ref: Andrew Thorley, F/2001/3419

Dear Sir

11 Headington Close, Wokingham - Proposed Two Storey Side Extension To Dwelling And Front Porch Extension. Demolition Of Existing Garage

I am writing to express my concern over some aspects of the proposed extension of the above property.

1. The first floor extension will compromise the privacy I have always enjoyed in my bedroom, and block the only interesting view from my bedroom window.

2. The first floor extension will also overlook the main living area of my home, compromising privacy therein.

3. The ground floor extension will look directly through the ground floor rooms of my home, from front to rear, seriously affecting privacy (and relaxation) in the main living area of my home.

I trust that my comments will be taken into serious consideration.

Yours faithfully

Zoe Richardson

Z J Richardson (Miss)

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 01 March 2001

Application Number: F/2001/3419

Proposal: Proposed two storey side extension to dwelling and front porch extension. Demolition of existing garage.

Parish: WOKINGHAM TOWN

Site Address:
11, Headington Close, , Wokingham.

Applicant:
Mr P Wild C/O Harrall Design Associates.

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).

C12Z, R12.

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

8/3/01

11 HEADINGTON CLOSE Plot 83

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
0/24/69			Estate	27/5/70c			
B/17/70	8124X	9.9.70	Dwellinghouse Det house & garage	22.10.70C	11.11.70		
	PD Enq. Ms G. Wild. 16/6/99. Proposed Porch.						
	PD Enq - Mr Hammell - 2SHS Roof - 23/11/00						

Environmental Services

For office use only.
Application number: 19.FEB.2001* 3419

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR. P. WILD
	Address and postcode	11 HEADINGTON CLOSE WOKINGHAM BERKSHIRE
	Phone number	
	Agent's Name	HARRALL DESIGN ASSOCIATES
	Address and postcode	14 TOMLINSON DRIVE WOKINGHAM BERKSHIRE RG40 3NZ
	Phone number	01189 733069
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.	11 HEADINGTON CLOSE WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	2 STOREY SIDE EXTENSION AND ENTRANCE LOBBY
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.	INTERLOCKING, INTERLOCKING CONCRETE TILES TO ROOF. FACING BRICK WALLS. ALL TO MATCH EXISTING.
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 ☐

3844 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr. P. Wild.

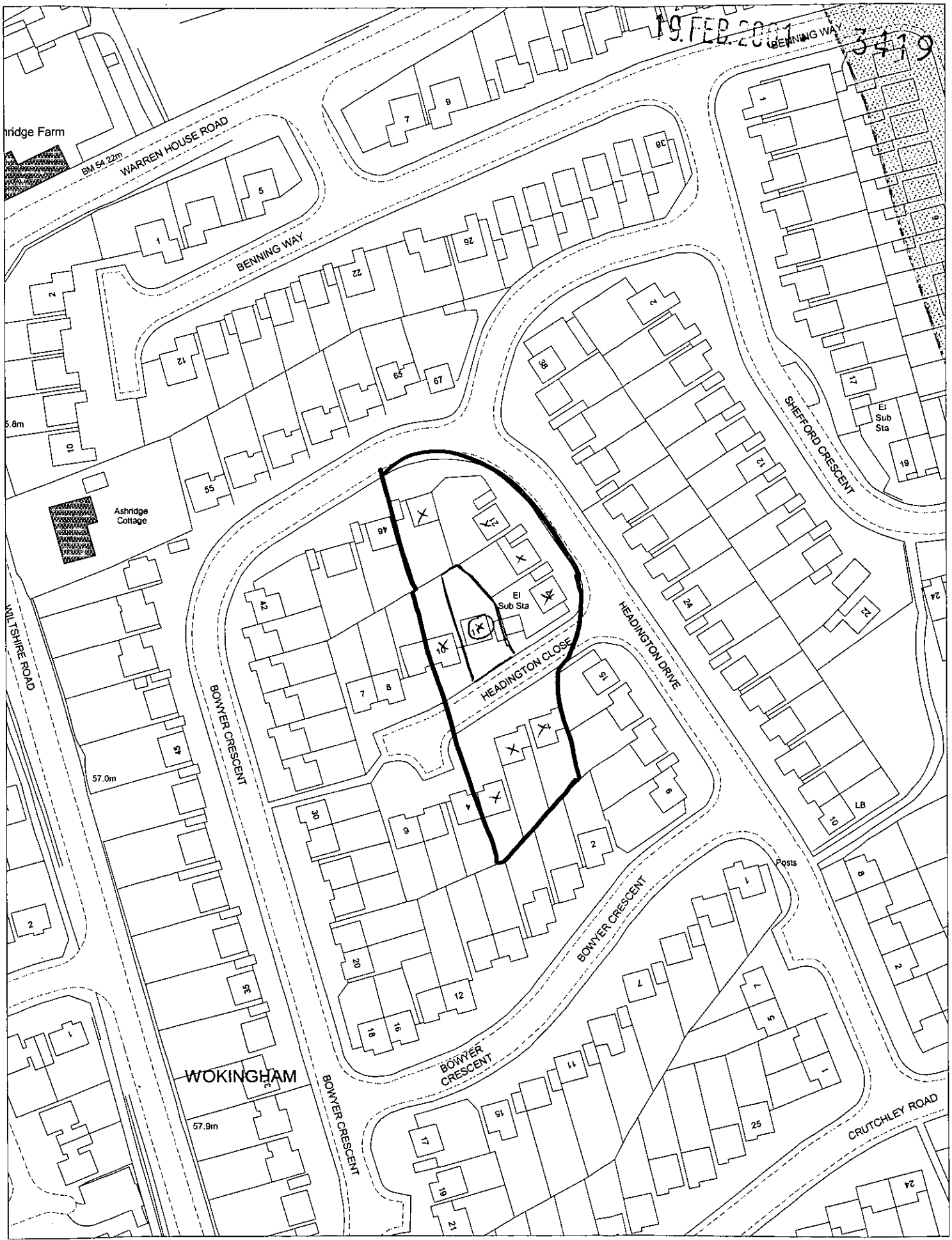
Date 16/2/2001

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3419**
CASE OFFICER: **Andrew Thorley**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



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

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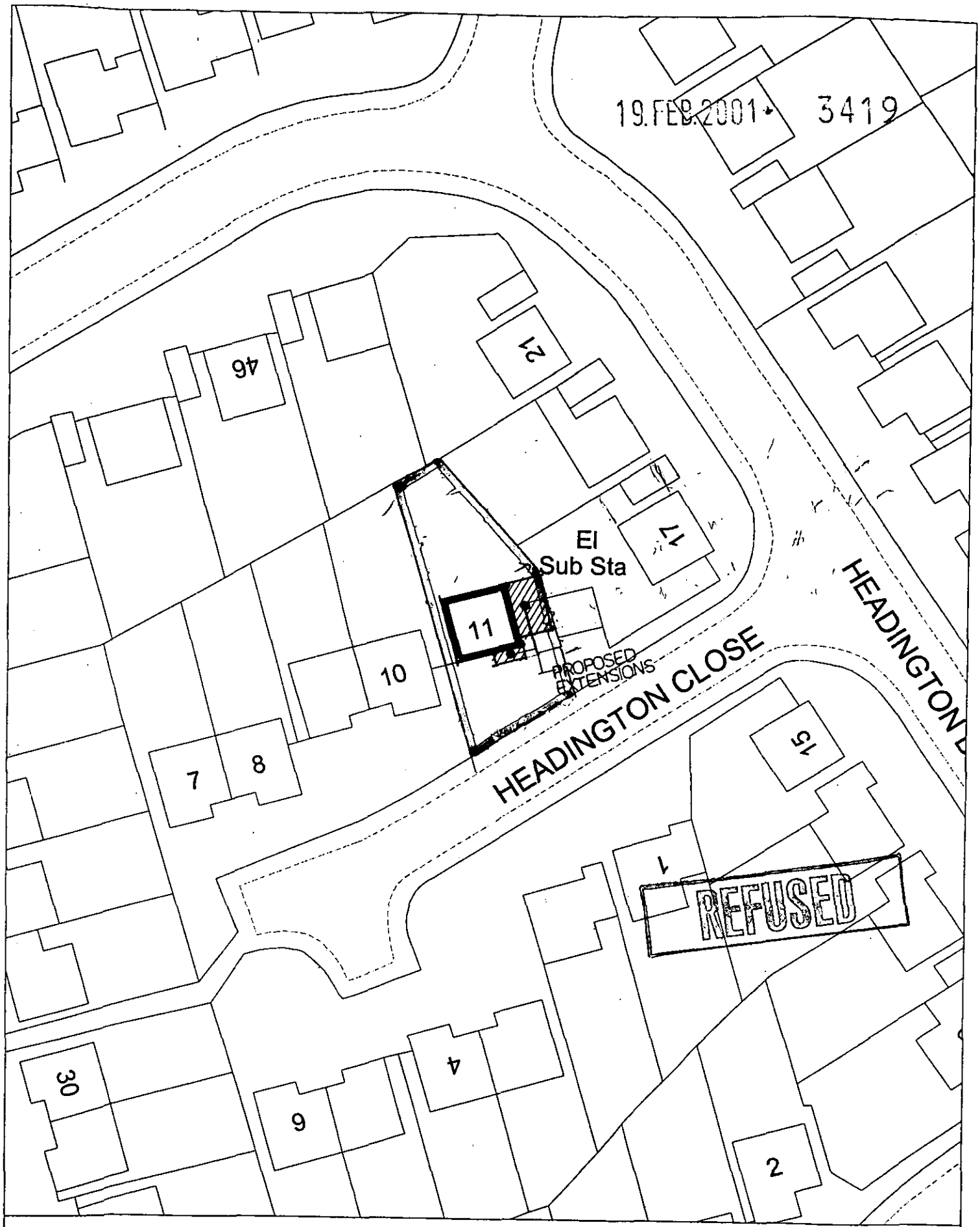

Site Plan, Scale: 1 to 500

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Date: 6 November 2000

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Site Plan, Scale: 1 to 2500

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Date: 6 November 2000

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