APPLICATION NO:

**F/2001/3343**

LOCATION:

**Lenham Crazies Hill, Wargrave Reading.**

APPLICANT:

**Mr D Ormandy C/O Mr P Collis**

PROPOSAL:

**Proposed two storey side extension to dwelling plus single storey rear extension.**

EARLIEST DATE FOR DECISION: **16/03/2001**

**APPLICATION WILL HAVE EXPIRED ON:**
**04/04/2001**

CASE OFFICER: **George Allpress**

REFUSED

(GA)

# WOKINGHAM DISTRICT COUNCIL

**TOWN AND COUNTRY PLANNING ACTS**

**Notification of Refusal of Permission**

**Mr D Ormandy**
**C/O Mr P Collis**
**The Beren**
**Hatchgate Farm**
**Cockpole Green**
**Wargrave**
**RG10 8NE**

**Application Number: F/2001/3343**

**Parish:** **WARGRAVE**

**Location:** **Lenham, Crazies Hill, Wargrave, Reading.**

**Proposal:** **Proposed two storey side extension to dwelling plus single storey rear extension.**

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 reasons for which are specified hereunder.

**Reason**
1. The proposal would because of its form, scale and massing detract from the character, openness and appearance of the Metropolitan Green Belt. The application proposal is therefore considered to conflict with the Berkshire Structure Plan policies C4 and EN1 and the Wokingham District Local Plan Deposit Draft 1997 policies WOS3, WGB1 and WBE1.

**Reason**
2. The proposed extension would because of its design, form, scale and massing, result in suburbanisation of this rural setting. The application is therefore considered to conflict with the Berkshire Structure Plan policy ENI and the Wokingham District Local Plan Deposit Draft 1997 policies WOS3 and WBE1.

**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 Policies C4 and EN1.

Deposit Draft Wokingham District Local Plan Policies WOS3, WGB1, WBE1 and WT6.

John Mitchell

John Mitchell
Development Control Manager
Date: 27/03/2001

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.**

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

Tel: 0118 974 6442

Date: **20 February 2001**

My ref: F/2001/3343

**CONFIDENTIAL**

Councillor 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: 33506 – Wokingham


Dear Councillor

**Application Number: F/2001/3343**
**Lenham, Crazies Hill, Wargrave, Reading.**
**Proposed two storey side extension to dwelling plus single storey rear extension.**

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **George Allpress** Application Number: **F/2001/3343**
**Lenham, Crazies Hill, Wargrave, Reading.**
**Proposed two storey side extension to dwelling plus single storey rear extension.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

**Received by Wokingham District Council**

# Application No: F/2001/3343

**Proposal:**
Proposed two storey side extension to dwelling plus single storey rear extension.

**Location:**
Lenham, Crazies Hill, Wargrave, Reading.

**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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/03/2001. 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**

**20 February 2001**

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

Tel: 0118 974 6442

Date: **20 February 2001**

My ref: F/2001/3343

**CONFIDENTIAL**

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH


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/2001/3343**
**Lenham, Crazies Hill, Wargrave, Reading.**
**Proposed two storey side extension to dwelling plus single storey rear extension.**

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 **George Allpress** on **0118 974 6442.**

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

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**LISTING FORM**

Case officer: **George Allpress** Application Number: **F/2001/3343**
**Lenham, Crazies Hill, Wargrave, Reading.**
**Proposed two storey side extension to dwelling plus single storey rear extension.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

WORK SHEET FOR: George Allpress

Application Number: F/2001/3343

Applicant: Mr D Ormandy C/O Mr P Collis

Location: Lenham, Crazies Hill, Wargrave, Reading.

Proposal: Proposed two storey side extension to dwelling plus single storey rear extension.

| Site Notice Displayed? : | YES | NO | DATE |
|---|---|---|---|
| | ✓yes | | 21/02/01 |

Date of Neighbour Notifications : 20/02/01

Date of Site Visit : 01/03/01

Date Registered : 07/02/2001

Earliest Date for Decision : 16/03/2001

Latest Consultation Date/Site Notice Expiry Date : 16/03/2001
20/03/01 (GA)

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 :

Highways - recommend approval subject to appropriate conditions.

Environment Agency - landfill within 20 metres however in view of the type it is unlikely that gas will present a problem.

Wargrave Parish Council - No objection. Informative: In accordance with the Parish Design Statement, the Parish Council would prefer to see all materials matching the existing including tiles to roof not slate.

At the time of writing no further comments have been received.

**Planning Issues :** The issues addressed by this application are: the impact upon the open character and amenity of the Green Belt; neighbour amenity parking and highway safety.

The following policies apply: Berkshire Structure Plan policies C4, and EN1: The Wokingham District Local Plan Deposit Draft 1997 policies: WOS3, WGB1, WBE1 and WT6.

**Application Number: F/2000/3343**

**Appraisal :**

The application property is one of a pair of semi-detached houses built of an 'Arts and Crafts' style. The property is situated on the west side of Crazies Hill, set back from the road frontage by around 7.0 metres with a moderately sized front garden. The property is south east facing, set parallel with the road, and has a rear garden which has a plot depth of around 25 metres.

The village has no real nucleus in the sense of a compact built heart or centre. However, the houses and properties further to the south west of the application property are more heavily clustered.

The part of the village where the application property is situated, and that to the north is more spacious and sporadic in its character. Pairs, or individual houses are set apart from each other giving this part of the settlement a scattered appearance where the spaces between buildings is an important part in the sense of place.

The Berkshire Structure Plan, Policy C4, states there will be a presumption against inappropriate development in the Metropolitan Green Belt. Where development is allowed it must be acceptable in scale, form, impact, character and siting. Part (iii) of the Policy allows for limited extensions, alterations and replacement of existing dwellings.

Policy WGB1 of the Wokingham District Local Plan: Deposit Draft 1997, therefore follows, with the same aims and intentions. The Policy reiterates the presumption against inappropriate development save for stated exceptions, and at Part (D) allows for only limited extensions or alterations to existing dwellings.

In addition Policy WOS3, of the Wokingham District Local Plan: Deposit Draft 1997, states the Plan intentions of achieving good design which is sympathetic to and appropriate in its particular location, and of ensuring compliance with all Plan policies.

Policy WBE1, states the aims by which good design, in its local context will be assessed.

The application property and its attached neighbour sit central to their combined plots with each property having a gap between existing flank and boundary. That to the application premises is just over 3.0 metres wide.

The application proposes a two storey side extension and single storey rear extension. The extension would be 3.0 metres wide, infilling all but a marginal gap between flank and boundary, to finish flush with the rear elevation. The extension would be recessed, and subordinate to the front elevation, by

around 1.3 metres and the ridge line would be lower than the existing by around 1.0 metre. The rear extension would have a hipped roof, be around 2.5 metres deep and stop short of the adjacent boundary by around 1.8 metres.

The dwelling has a mock timber framed gable front with centred leaded light. The gable frontage falls to ground floor level at the side of the house. The main roof is hipped at its side with a side elevation that rises above the gable frontage. Both gable and hip are similarly pitched at around 45 degrees.

The application proposal is similarly designed with a roof form that follows the existing pattern. The proposed extension would be built to within 400mm, of its boundary with the adjacent property, and represents an approximately 50 per cent increase on the original floor area.

The merits of the application are: that the extensions are of a high standard of design and in particular that the street frontage reads as an integral, albeit subordinate, part of the existing building. Oblique views of the extension's side elevation would see an extension at around 5.4 metres in depth, and this is not considered such that would appear over dominant in relation to the existing building if the property where not in a sensitive location.

However, the all but a token gap would be left between the extended property and its boundary. The application proposal places total reliance on the separation between building and boundary on the neighbouring side and makes no attempt to incorporate an element of space within the curtilage of the application property itself.

The extension would therefore significantly erode an important element in the general appearance of the village as a whole, that is the space between buildings.

The application property is one of a pair of cottages for which permission is simultaneously sought to extend. The dwellings at present have the appearance of a pair of cottages, somewhat quasi institutional in their appearance, but they do however, have a strong rural appearance. Their scale and sitting and the space within they sit all combines to retain a rural appearance and the dwellings therefore appear appropriate in this village setting.

In contrast, the proposed extensions would transform the appearance of the dwelling, giving them a strong suburban character and eroding the separation between building and boundary which is such an important element in this setting.

The proposal is therefore considered to fail to achieve good design which is sympathetic to and appropriate in its particular location, and therefore to conflict with local plan policies which seek to retain the openness of the Green Belt.

There is a tall Conifer hedge to Clay Court adjacent the boundary with the application property. This would offer some screening. However, its existence is not considered sufficient to mitigate against the harm that would result from this proposal.

In terms of amenity: Clay Court is the only dwelling with a direct relationship to the application property. There is a tall well planted tree screen between the two dwellings belonging to Clay Court. The building envelopes of the two dwelling are off set from each other so that the site of the proposed extension does not align with the flank wall of Clay Court. The relationship between the two dwellings and the distance between Clay Court's the nearest front facing windows is considered to ensure against a material loss of daylight. Clay Court has one ground floor window facing the application site. Again this window is off set from and not directly opposite the application site, and moreover it is a second window to the habitable room it serves.

There is a single storey outbuilding in the corner of the adjacent courtyard that abuts the shared boundary and reaches from the road side boundary to a point where the proposed extension starts. The tree screen and outbuilding would provide a buffer against an overbearing impact irrespective of the difference in land levels.

The application property demonstrates compliance with parking standards.

**In conclusion** the application proposal would not diminish neighbour amenity and would comply with Local Plan parking standards. However, the proposal would detract from the character of this location and erode the openness of the Green Belt. The proposal is therefore considered to conflict with Local Plan policies which seek to protect the open character of the Green Belt. Planning permission is therefore recommended to be refused.

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

Application Number: F/2000/3343

~~Conditions~~/Reasons for Refusal

| No | Std Con | Std Reas | ~~Non-Std Conditions /~~ Reasons for Refusal |
|---|---|---|---|
| 1 | | | The proposal would because of its form, scale and massing detract from the character, openness and appearance of the Metropolitan Green Belt, The application proposal is therefore considered to conflict with: Berkshire Structure Plan policies C4, and EN1: The Wokingham District Local Plan Deposit Draft 1997 policies: WOS3, WGB1 and WBE1. |
| 2 | | | The proposed extension would because of its design, form, scale and massing, result suburbanisation of this rural setting. The application is therefore considered to conflict with: Berkshire Structure Plan policy EN1: The Wokingham District Local Plan Deposit Draft 1997 policies: WOS3 and WBE1. |
| | | | **INFORMATIVE** |
| 1 | **N16** | | **INSERT:** Berkshire Structure Plan policies C4, and EN1: The Wokingham District Local Plan Deposit Draft 1997 policies: WOS3, WGB1, WBE1 and WT6. |

John Mitchell
27/03/01

# RECORD OF SITE VISIT

**SITE ADDRESS:** Lenham, Crazies Hill, Wargrave, Reading.

**APPLICATION NUMBER:** F/2000/3343

**OFFICER:** *George Allpress*

**DATE OF SITE VISIT:** 01/03/01

**1. SITE/STATUTORY NOTICE DISPLAYED?** Yes

**2. DESCRIPTION OF SURROUNDINGS** Metropolitan Green Belt - village setting characterised by scattered dwellings with open land to the front and to the rear.

**3. DESCRIPTION OF SITE/BUILDING** One half of a pair of cottages. Built of red brick with clay tile roof, gable fronted. situated on the west of the road.

**4. RELATIONSHIP TO ADJOINING PROPERTIES** Clay Court to the north east, and the attached neighbour 'Homeside' to the south west - no other properties impacted upon.

**5. SITE CONSTRAINTS**

| | |
|---|---|
| **TREES** | No trees in the vicinity of the proposed extension. |
| **ACCESS/PARKING** | Unmade front drive and side parking. |
| **LEVELS** | Fall to north east. |
| **BOUNDARY TREATMENT** | Open to front timber fencing. Tall conifer hedgerow and part walled to Clay Court. |
| **OTHERS** | Green Belt |

RB HL

FROM: George Allpress

DATE: 20 February 2001

## WARGRAVE PARISH CONSULTATION SHEET

**Application Number:** F/2001/3343

**Proposal:** Proposed two storey side extension to dwelling plus single storey rear extension..

**Site Address:** Lenham, Crazies Hill, Wargrave, Reading.

**Applicant:** Mr D Ormandy C/O Mr P Collis.

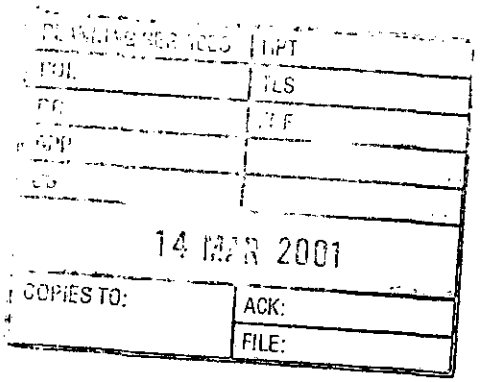
Your observations are required in respect of this application **by 16/03/2001** .

---

DELEGATED

No objection.

Informative:
In accordance with the Parish Design Statement, the Parish Council would prefer to see all materials matching the existing including tiles to roof not slate.




SIGNED: _____ DATE: 5/3/01

Clerk To Wargrave Parish/Town Council.

RB HL

FROM: George Allpress

DATE: 20 February 2001

## WARGRAVE PARISH CONSULTATION SHEET

**Application Number:** F/2001/3343

**Proposal:** Proposed two storey side extension to dwelling plus single storey rear extension..

**Site Address:** Lenham, Crazies Hill, Wargrave, Reading.

**Applicant:** Mr D Ormandy C/O Mr P Collis.

Your observations are required in respect of this application by 16/03/2001 .

---

DELEGATED

No objection.

Informative:
In accordance with the Parish Design Statement, the Parish Council would prefer to see all materials matching the existing including tiles to roof not slate.

SIGNED: _____ DATE: 5/3/01

Clerk To Wargrave Parish/Town Council.

**Our ref:** SP\2001\003234\001
**Your ref:** F/2001/3343

**Date:** 5th March 2001

ENVIRONMENT AGENCY

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

| PLANNING SERVICES | HPT 40849 |
|---|---|
| POL | TLS |
| DC CA | ENF |
| APP | |
| CS | |
| 08 MAR 2001 | |
| COPIES TO: | |

Fao: George Allpress

Dear Sir/Madam

**PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING PLUS SINGLE STOREY REAR EXTENSION AT LENHAM, CRAZIES HILL, WARGRAVE, READING**

Thank you for your letter dated 20th February 2001, which was received on 23th February 2001. You are asked to quote the following reference in any correspondence: SU78SE/5/4. The Environment Agency has the following comments:

**ADVICE TO PLANNING AUTHORITY**

**Environmental 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 reference | Distance from site | Landfill name |
|---|---|---|
| SU 799 809 | Approx 88metres | The Horns, Cockpole Green |

In view of the type of landfill and the form of development proposed, it is 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 agent. 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 P. Collis, The Beren, Hatchgate Farm, Cockpole Green, RG10 8NE.

G.A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3343. relates.

Address of site LENHAM, CRAZIES HILL, KJARGRAVE.

Signed [signature]

Date 26.2.01.

Postage
will be paid
by licensee

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

Business reply service
*License no.* RG147

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

1

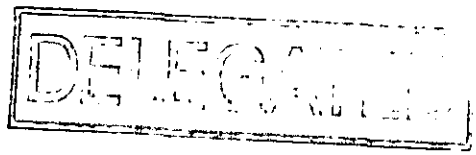
**HIGHWAYS CONSULTATION SHEET**

**From:** George Allpress **Date:** 20 February 2001

**Application Number:** F/2001/3343

**Proposal:** Proposed two storey side extension to dwelling plus single storey rear extension.

**Parish:** WARGRAVE PARISH



**Site Address:**
Lenham, Crazies Hill, Wargrave, Reading.

**Applicant:**
Mr D Ormandy C/O Mr P Collis.

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).

C049, R049.
C122, R122.

**Signed:** _____ **Print name:** Adam Coggins 22/02/01

PRE-APP ATTACHED

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: 07 FEB 2001 | Map No. 14. Site 0004 |
| Officer: GA / Application No. F/2001/3343 | Easting: ..... Flood Pln ..... |
| | Northing: ..... Mineral ..... |

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

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

Location: LEN ITAM CRAZIES HILL

Parish: WARGRAVE Ward: WARGRAVE ✓ 20/2

Applicant: MR D ORMANDY

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

(7)
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 | | | |
| 4 | Correct S 66 certificate | ~~Applicant~~ Cert B party wall applies. | phoned 15/2 | |
| 5 | Elevation plans | | | |
| 6 | Floor plans | | | |
| 7 | Metric scale disclaimer | | | |
| 8 | Encroachment letter | does it join on to next door? yes | | |
| 9 | Miscellaneous | Application for extension at Homeside not yet applied for, | coming in | |

APPLN NO. _____

## ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

---

Date Site Notice Sent : ..... 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 ✓ 20/2 .....

### EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency 250 m Landfill ✓ 20/2 Site 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:** (GREEN BELT)

.....

.....

Pre-app attached .....

### NEIGHBOURS:

S/N + see map

# Environmental Services

For office use only.
Application number: 07.FEB.2001 • 3343

## 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<br>Address and postcode<br><br><br><br>Phone number | Mr. D. ORMANDY<br>LEWHAM,<br>CRAZIES HILL<br>WARGRAVE<br>BERKS<br> |
| 2 | Agent's Name<br>Address and postcode<br><br><br><br>Phone number | Mr. P. COLLIS.<br>THE BEREN,<br>HATCHGATE FARM.<br>COCKPOLE GREEN,<br>WARGRAVE RG.10. 8NE.<br>0118 9401541 |
| 3 | Site<br>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. | LEWHAM.<br>CRAZIES HILL<br>WARGRAVE |
| 4 | Give brief details of the proposal for example, two storey side extension.<br>About the application | TWO STOREY SIDE EXTENSION<br>SINGLE STOREY REAR EXTENSION |
| 5 | Are there any trees on the site?<br>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. | RED BRICKS TO MATCH EXISTING.<br>ROOF TILES TO MATCH EXISTING.<br>SLATE ROOF TO REAR EXTENSION |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>If Yes, please show details of any changes on the plans. | Yes ☑ No ☐ |

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

| | | | |
|---|---|---|---|
| **9** | How many bedrooms does the property have? | Existing: 3 | Proposed: 1 |
| **10** | Does a public right of way touch the site?<br>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).<br>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: Peter [illegible]

on behalf of Mr D. Ormandy

Date 1.02.01

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

ADDRESS LEMONS CRAZIES HILL. PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU. 7980.

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
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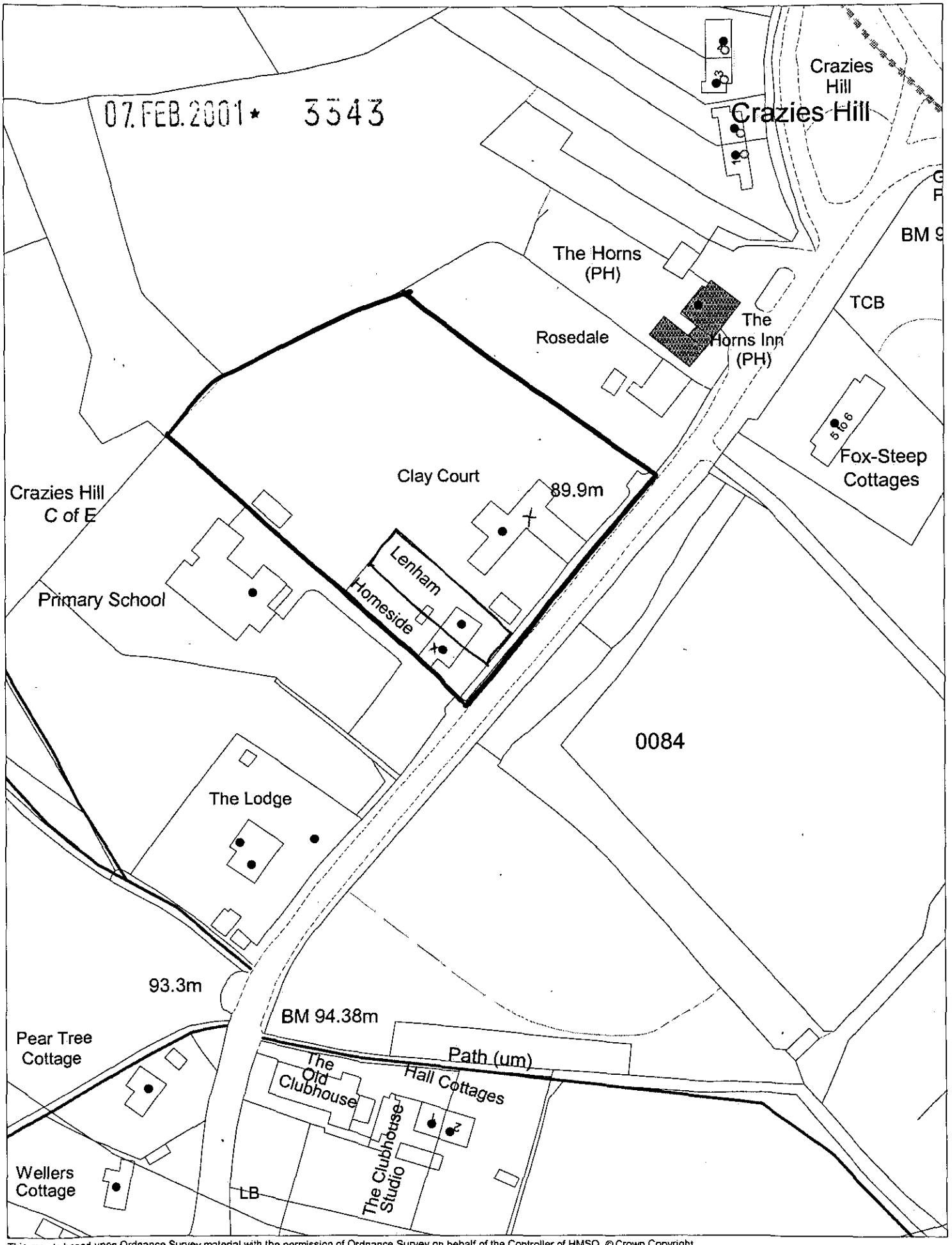
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

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Development Control Section, Environmental Services, Wokingham District Council.

12 February 2001

Scale: 1 : 1250