APPLICATION NO:
F/2002/7239

LOCATION:
18 Osborne Road, Wokingham.

APPLICANT:
Mr N Forgham C/O W M Graham Associates

PROPOSAL:
Proposed single storey front extension to dwelling.

EARLIEST DATE FOR DECISION: **25/08/2002**

APPLICATION WILL HAVE EXPIRED ON:
23/09/2002

CASE OFFICER: ~~Mr F Lee~~ Mrs A Odell

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr N Forgham
C/O W M Graham Associates
1 Rectory Road
WOKINGHAM
Berkshire
RG40 1DJ

Application Number: F/2002/7239

Parish: **WOKINGHAM**

Location: **18 Osborne Road, Wokingham**

Proposal: **Proposed single storey front extension to dwelling.**

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

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

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

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

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, SBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

T. G Watson

Trevor Watson
Development Control Manager
Date: 11/09/2002

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.

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	7239.	AO
BUILDING CONTROL NUMBER	A/2002/3677	Paul.
APPLICANT/AGENT	W M Graham + Ass.	
ADDRESS OF SITE	18 Osborne Rd. WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	s/s front ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	2388 01A	2388 01
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED	11/9/02	
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	19/11/02	

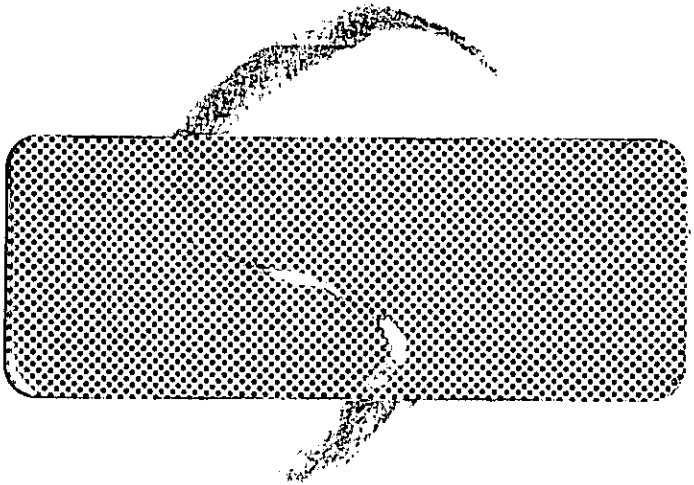
PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WOKINGHAM UNITARY
Aiming for Excellence

WOKINGHAM
02.08.02
BERKSHIRE

GREAT BRITAIN
027
POSTAGE PAID
P0P02718



Royal Mail

We were unable to deliver this item because

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

no such address in NO SUCH NO.

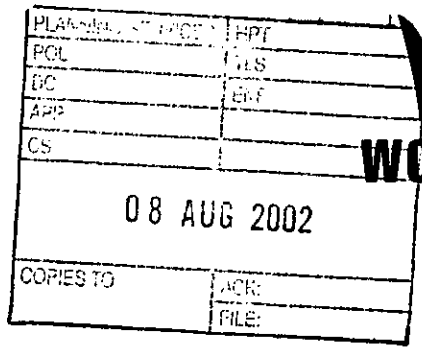
date 3/8/02 initials

badge number 213X

P3960/97/302543

Tel. 0118 974 6502
Date: 02 August 2002
Your Ref:
My Ref:Mr F Leo
F/2002/7239

The Owner / Occupier
FLAT 13 PALMER COURT
PALMER SCHOOL ROAD
WOKINGHAM
BERKSHIRE
RG401TJ



WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir/Madam,
Application Number: F/2002/7239
Site Address: 18, Osborne Road, Wokingham
Proposal: Proposed single storey front extension to dwelling.

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

If you wish to see the submitted plans and accompanying details you can do so at the District Council Planning Services reception at Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans. It would be helpful if you could take this letter with you or quote application number F/2002/7239 to enable staff to locate the correct application.**

If you wish to comment on the proposals please reply in writing within 21 days from the date of this letter quoting Application Number **F/2002/7239.** Only remarks about planning matters can affect the Councils decision. In order to assist you in deciding what comments are relevant please see the attached list. These are not exhaustive. **Please note that due to the volume of planning applications we are currently dealing with it will not be possible for case officers to respond to individual questions raised in letters of comment.**

An authorised officer under delegated powers decides the majority of applications; the Development Control Committee generally decides major applications and those raising controversial issues. Where an application is to go to Committee and you have commented on the proposals, you will be advised of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. Comments can also be made on line using the District Council's web site at www.wokingham.gov.uk under Planning.

Please note that all comments made will be open to public inspection. If you are not the owner of the property, please pass a copy of this letter to the owner. Should you have any queries regarding this application please contact the planning case officer Mr F Leo on 0118 974 6502.

Yours faithfully,

Mr F Leo

Development Control Officer

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/7239. (Case Officer:Mr F Leo)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7239

YOUR NAME: _____

YOUR ADDRESS: (if these details are incorrect please amend)
FLAT 13 PALMER COURT PALMER SCHOOL ROAD
WOKINGHAM
BERKSHIRE
RG401TJ

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

WORK SHEET FOR : ~~[illegible]~~ Mrs A. Odell.

Application Number : F/2002/7239

Applicant : Mr N Forgham C/O W M Graham Associates.

Location : 18, Osborne Road, , Wokingham.
Proposal : Proposed single storey front extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 10.9.02.

Date Registered : 29/07/2002

Earliest Date for Decision : 25/08/2002

Latest Consultation Date/Site Notice Expiry Date : 25/08/2002

This application will have expired on: 23/09/2002. 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 : Letter of comment from No. 20 Osborne Road. Concerned the proposed extension will block light to the east side of their property. In particular into their kitchen & downstairs toilet. Ask for plans to be revised, particularly re: the pitch of the roof.

Planning Issues :

Application Number: F/2002/7239

Appraisal :

See attached report

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

F/2002/7239 – Appraisal

Proposal is for a single storey front extension to the set back existing side extension to the house.

Effect on street scene
Site is not in the conservation area. As proposed extension would be single storey and still set back by 2.25m. from the main front elevation of the house, the proposed extension would not have a significant effect on the street scene.

Effect on neighbouring properties
No. 20 is the only dwelling significantly affected. Their side glazed kitchen door is secondary to the main rear facing window, and is alongside the existing extension of no. 18 rather than the current proposal. The other windows are front facing cloakroom and side facing stairwell window, and do not consider that light to these needs to be protected. Proposed side utility window will look towards fence. Therefore consider effect on No. 20 acceptable.

Recommendation: conditional approval

Application Number F/2002/7239
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	

RECORD OF SITE VISIT

SITE ADDRESS: 18 Osborne Road Wokingham.

APPLICATION NUMBER: F/2002/7239

OFFICER: ~~Mr F Lee~~ Mrs A. Odell

DATE OF SITE VISIT: 10.9.02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Mix of house types in established residential area near town centre

3. DESCRIPTION OF SITE/BUILDING 2storey semi-detached house with 2storey side extension in rear part of side.

4. RELATIONSHIP TO ADJOINING PROPERTIES No. 20 is a 2storey semi of similar design also with a 2storey side extension of similar design. (See below for layout)

5. SITE CONSTRAINTS

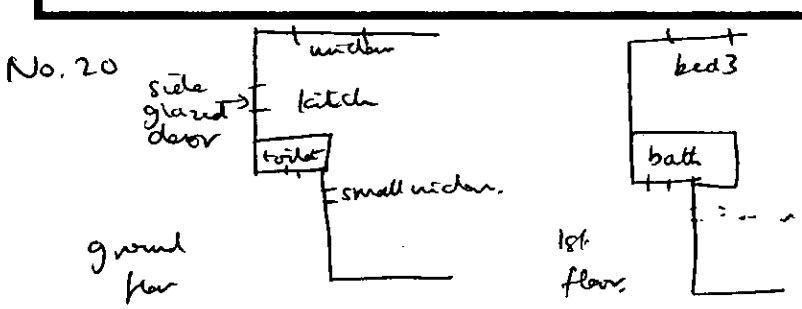
TREES NA

ACCESS/PARKING drive infrontage

LEVELS land rises slightly to rear.

BOUNDARY TREATMENT 2m fence to No. 20.

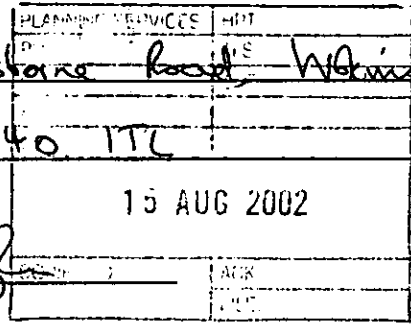
OTHERS



FL

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2002/7239 relates.



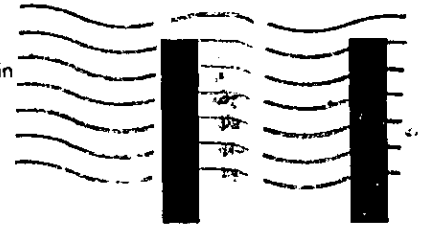
Address of site 18 Osborne Road, Wokingham Berkshire RG40 1TL

Signed N. E. F.

Date 13/8/02

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

1.

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

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7239. (Case Officer:Mr F Leo)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

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OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
COPIES TO	ACK 26/8
	FILE:

19 AUG 2002

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
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RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/7239

YOUR NAME: MR & MRS J EDWARDS

YOUR ADDRESS: (if these details are incorrect please amend)
20 OSBORNE ROAD
WOKINGHAM
BERKSHIRE
RG401TL

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:

We have a concern that the proposed extension will block light to the East side of our property In particular into our kitchen and downstairs toilet. We would like you to review the plans and in particular the pitch of the roof with this concern in mind.

Continue over the page if more room required

Application Number : F/2002/7239	Map No : 75B
Case Officer : FL	Site Area : 0.04
Valid Date : 29/7/02	Received Date: 29/07/2002

Level : Delegated Application

Description : Proposed single storey front extension to dwelling.

Location : 18, Osborne Road, , Wokingham.

Parish : WK Ward : NOR

Applicant : Mr N Forgham C/O W M Graham Associates.

Fee Required: £110 Fee Received: £110 (4)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

Archaeological Site.

NEIGHBOURS

No pre-apps.

* Conservation area & historic core begin at rear of site.
* I & N + See map.

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

Tel: 0118 974 6502

Date: 02 August 2002

My ref: F/2002/7239

WOKINGHAM UNITARY
Aiming for Excellence

Councillor I 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
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/7239
18, Osborne Road, , Wokingham.
Proposed single storey front extension to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Mr F Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Mr F Leo** Application Number: **F/2002/7239**
18, Osborne Road, , Wokingham.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor I Brown

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

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

Tel: 0118 974 6502

Date: 02 August 2002

My ref: F/2002/7239

WOKINGHAM UNITARY
Aiming for Excellence

Councillor P 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
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DX: 33506 – Wokingham

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_____

_____

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Signed: _____ Date: _____

Councillor P Edwards

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

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

Tel: 0118 974 6502

Date: 02 August 2002

My ref: F/2002/7239

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M 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
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Yours sincerely
Trevor Watson
Development Control Manager

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18, Osborne Road, , Wokingham.
Proposed single storey front extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor M Robertson

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

Received by Wokingham District Council

Application No: F/2002/7239

Proposal:
Proposed single storey front extension to dwelling.

Location:
18, Osborne Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/7239 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mr F Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/08/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

02 August 2002

Organisation_Name	Building_Name	address1	Postcode
		16OSBORNE ROADWOKINGHAM	RG401TL
		20OSBORNE ROADWOKINGHAM	RG401TL
		5OSBORNE ROADWOKINGHAM	RG401TL
		7OSBORNE ROADWOKINGHAM	RG401TL
		9OSBORNE ROADWOKINGHAM	RG401TL
		72ROSE STREETWOKINGHAM	RG401XU
		74ROSE STREETWOKINGHAM	RG401XU
		76ROSE STREETWOKINGHAM	RG401XU
		78ROSE STREETWOKINGHAM	RG401XU
	72A	72AROSE STREETWOKINGHAM	RG401XU
FLAT 1	PALMER COURT	PALMER COURTPALMER SCHOOL ROADWOKINGHA	RG401TJ
2	PALMER COURT	PALMER COURTPALMER SCHOOL ROADWOKINGHA	RG401TJ
3	PALMER COURT	PALMER COURTPALMER SCHOOL ROADWOKINGHA	RG401TJ
4	PALMER COURT	PALMER COURTPALMER SCHOOL ROADWOKINGHA	RG401TJ
5	PALMER COURT	PALMER COURTPALMER SCHOOL ROADWOKINGHA	RG401TJ
6	PALMER COURT	PALMER COURTPALMER SCHOOL ROADWOKINGHA	RG401TJ
7	PALMER COURT	PALMER COURTPALMER SCHOOL ROADWOKINGHA	RG401TJ
8	PALMER COURT	PALMER COURTPALMER SCHOOL ROADWOKINGHA	RG401TJ
9	PALMER COURT	PALMER COURTPALMER SCHOOL ROADWOKINGHA	RG401TJ
10	PALMER COURT	PALMER COURTPALMER SCHOOL ROADWOKINGHA	RG401TJ
11	PALMER COURT	PALMER COURTPALMER SCHOOL ROADWOKINGHA	RG401TJ
12	PALMER COURT	PALMER COURTPALMER SCHOOL ROADWOKINGHA	RG401TJ
13	PALMER COURT	PALMER COURTPALMER SCHOOL ROADWOKINGHA	RG401TJ
14	PALMER COURT	PALMER COURTPALMER SCHOOL ROADWOKINGHA	RG401TJ
15	PALMER COURT	PALMER COURTPALMER SCHOOL ROADWOKINGHA	RG401TJ
16	PALMER COURT	PALMER COURTPALMER SCHOOL ROADWOKINGHA	RG401TJ
17	PALMER COURT	PALMER COURTPALMER SCHOOL ROADWOKINGHA	RG401TJ
18	PALMER COURT	PALMER COURTPALMER SCHOOL ROADWOKINGHA	RG401TJ
19	PALMER COURT	PALMER COURTPALMER SCHOOL ROADWOKINGHA	RG401TJ
20	PALMER COURT	PALMER COURTPALMER SCHOOL ROADWOKINGHA	RG401TJ
21	PALMER COURT	PALMER COURTPALMER SCHOOL ROADWOKINGHA	RG401TJ
22	PALMER COURT	PALMER COURTPALMER SCHOOL ROADWOKINGHA	RG401TJ
BALKAN TRADING CO		18OSBORNE ROADWOKINGHAM	RG401TL

Recd 8-30AM 29.7.02

29.JUL.2002 7239 7239

CHARTERED WMG ARCHITECTS

W.M. GRAHAM ASSOCIATES 29 JUL 2002 **CHARTERED ARCHITECTS**

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482
wmg_architects@btconnect.com

Ref: 2388/wmg/cm

26 July 2002

The Director of Planning
Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

Dear Sir

18 OSBOURNE ROAD WOKINGHAM

Please find enclosed a completed Town Planning application for the above property comprising the following: -

a) Householder Town Planning application
b) Fee note for £110 (cheque enclosed)
c) OS extracts
d) Dwg. No. 2388 – 01

We trust that you find all in order but should you require any further details please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

Environmental Services

For office use only.
Application number: 29.JUL.2002 7239

Householder planning application form

29 JUL 2002

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 N FORGHAM
	Address and postcode	18 OSBOURNE ROAD WOKINGHAM RG40 1TL
	Phone number	0118 979 3404
2	Agent's Name	W M GRAHAM ASSOCIATES
	Address and postcode	1 RECTORY ROAD WOKINGHAM RG40 1DJ
	Phone number	0118 977 0464
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.	18 OSBOURNE ROAD WOKINGHAM RG40 1DJ
4	Give brief details of the proposal for example, two storey side extension About the application	SINGLE STOREY EXTENSION ON THE FRONT ELEVATION TO FORM A UTILITY ROOM
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 ☐ NONE AFFECTED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9 How many bedrooms does the property have?	Existing: N/A	Proposed:
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.	£110	
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: W M GRAHAM ASSOCIATES

on behalf of MR N FORGHAM

Date 11.07.2002

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

18 OSBORNE ROAD

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DAT COM
PLANNING	BUILDING			PLANNING	BUILDING		
24408			2/St & S/St. Ext. (MR & MRS S. HUNT	10.10.85 GA			
	BRA 579		2/St. Ext	"	21.4.86 R		
	BRA898		"	"	6.6.86 APP		
F/2001/4428			Mrs Sargent - S/St R.ext Conservatory	Approved 07/09/01			
F/2002/7239			Mr. N. Forgha - S/St/F ext.				