APPLICATION NO:

F/2000/2989

LOCATION:
57 Rances Lane, Wokingham.

APPLICANT:
Mr & Mrs Paine

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

EARLIEST DATE FOR DECISION: **11/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
01/02/2001

CASE OFFICER: **George Allpress**

RAILEX
Marbleboard

EASIFILE EP7

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Paine
57, Rances Lane
Wokingham
Berkshire
RG402LG

Application Number: F/2000/2989

Parish: **WOKINGHAM**

Location: **57, Rances Lane, Wokingham.**

Proposal: **Proposed two storey side and rear extension to dwelling and single storey front and 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 reason for which is specified hereunder.

Reason

1. The proposed two storey rear/side extension, would by reason of its size and proximity to the boundary with the adjacent dwelling result in material harm to the amenity of the current and future occupants of that property. The application is therefore considered to conflict with the Berkshire Structure Plan policy EN1, the South East Area Local Plan policy SBE2 and with the Wokingham District Local Plan Deposit Draft 1997 policy 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 Policy EN1.
South East Area Local Plan Policies SBE2 and ST5.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell

John Mitchell
Development Control Manager
Date: 31/01/2001

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: **18 December 2000**

My ref: F/2000/2989

CONFIDENTIAL

Councillor Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2000/2989
57, Rances Lane, , Wokingham.
Proposed two storey side and rear extension to dwelling and single storey front and 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/2000/2989**
57, Rances Lane, , Wokingham.
Proposed two storey side and rear extension to dwelling and single storey front and rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

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

Tel: 0118 974 6442

Date: **18 December 2000**

My ref: F/2000/2989

CONFIDENTIAL

Councillor Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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: **George Allpress** Application Number: **F/2000/2989**
57, Rances Lane, , Wokingham.
Proposed two storey side and rear extension to dwelling and single storey front and rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ *Date:* _____
Councillor Green

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

Received by Wokingham District Council

Application No: F/2000/2989

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

Location:
57, Rances Lane, , 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/01/2001. 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

18 December 2000

WORK SHEET FOR: George Allpress

Application Number: F/2000/2989

Applicant: Mr & Mrs Paine.

Location: 57 Rances Lane, Wokingham.

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

Site Notice Displayed? :

YES	NO	DATE
✓yes		01/01/01

Date of Neighbour Notifications: 18/12/00

Date of Site Visit: 04/01/01

Date Registered: 07/12/2000

Earliest Date for Decision: 11/01/2001

Latest Consultation Date/Site Notice Expiry Date: 11/01/01
22/01/01 (GA)

This application will have expired on: 01/02/2001. 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.

Wokingham Town Council - comment - is there sufficient room for three cars to park as shown on the plans?

The occupants of no.55 (adjacent to the north) object - the two storey element causes greatest concern - 57 is directly to the south, the extension would therefore have significant impact on light available to our house and conservatory - at present the roof slopes down to a single storey height, their plan to move a two storey wall close to the boundary would have a detrimental impact on our dwelling and also first floor bedroom.

Planning Issues: The issues raised by this application are impact to neighbour amenity, street scene and provision of off street parking.

The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

Application Number: F/2000/2989

Appraisal:

The application property is a detached house situated on the north east side of Rances Lane. The property is one of a small group of uniformly designed two storey detached house in a street comprising houses of various designs.

The application proposes a two side storey extension projecting rearward from the main rear elevation by a maximum depth of around 2.7 metres. The first floor element would be part depth, the remainder of the ground level being infilled with a single storey extension. A front entrance/porch extension is also proposed.

The application dwelling has an attached garage on the north side where the main roof of the dwelling slopes down to enclose the garage.

The proposed extension would infill the area presently occupied by the garage, albeit at first floor.

The first floor front elevation would be recessed to read as subservient to the main front elevation. A gap of around 1.0 metre would be maintained to the north boundary. The gap between flank and boundary on the south side would remain at around 1.3 metres.

The extended property would therefore retain the distinctive separation of a detached dwelling and the proposed extension when viewed from the public domain would read as subservient to the existing dwelling and in character with it. Therefore no harm to the street scene is considered to result.

In terms of neighbour amenity, the only dwelling with the potential to be impacted upon is no.55.

In this respect the application proposal is considered to conflict with the Local Plan policies where their aim is to ensure there is no harm to adjacent sites or buildings. The two-storey extension would project outward, beyond the existing rear elevation, in close proximity to the boundary with no.55. The application property lies directly to the south of no.55. The proposed extension is therefore considered to have material and detrimental impact to that dwelling. The two storey extension would both obstruct light to habitable living space at no.55; and because of the close proximity to the boundary, the extension is considered to result in an overbearing impact and unacceptable sense of enclosure where at present the occupants of that property enjoy an open aspect.

No.59 lies to the south of the application dwelling and there is considered to be sufficient space between the site of the proposed extension and the boundary with no.59 to ensure no material harm to neighbour amenity.

The applicant was advised to revise the application, by either omitting a corner section of the first floor extension, where that part projects beyond the existing rear elevation, or by moving the flank wall of the proposed extension further away from the boundary. Revision have not been forthcoming and the application is now out of time. The recommendation is therefore that permission be refused.

No other dwelling would be impacted upon.

The proposal complies with parking standards. Highways have requested a condition to ensure the provision of a turning circle, which when provided would ensure concerns regarding parking provision are met.

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

Application Number: F/2000/2989
~~Conditions/~~Reasons for Refusal

No	~~Std Con~~	~~Std Reas~~	~~Non-Std Conditions~~ / Reasons for Refusal
1			The proposed two storey rear/side extension, would by reason of its size and proximity to the boundary with the adjacent dwelling result in material harm to the amenity of the current and future occupants of that property. The application is therefore considered to conflict with: Berkshire Structure Plan policy EN1: Policy SBE2 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1.
1	N16		INFORMATIVE
			INSERT: The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

31/1/07

RECORD OF SITE VISIT

SITE ADDRESS: 57 Rances Lane, Wokingham.

APPLICATION NUMBER: F/2000/2989

OFFICER: George Allpress

DATE OF SITE VISIT: 04/01/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential are within defined settlement.

3. DESCRIPTION OF SITE/BUILDING Detached single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No 55 to the north, no. 59 to the south - no other dwellings impacted upon.

5. SITE CONSTRAINTS

TREES	None in vicinity of proposed extension.
ACCESS/PARKING	Single and drive to front capable of accommodation three cars.
LEVELS	Level.
BOUNDARY TREATMENT	Dwarf wall and hedge to front timber fencing elsewhere.
OTHERS	None

Applicationo	Name & Address
F/2000/2989	Miss M Arden & Mr B Hall 55 Rances Lane Wokingham RG40 2LG

App. refused
Lettersent 20/02/01

Advised Mrs Paine

Build off existing
garage don't extend
to boundary.

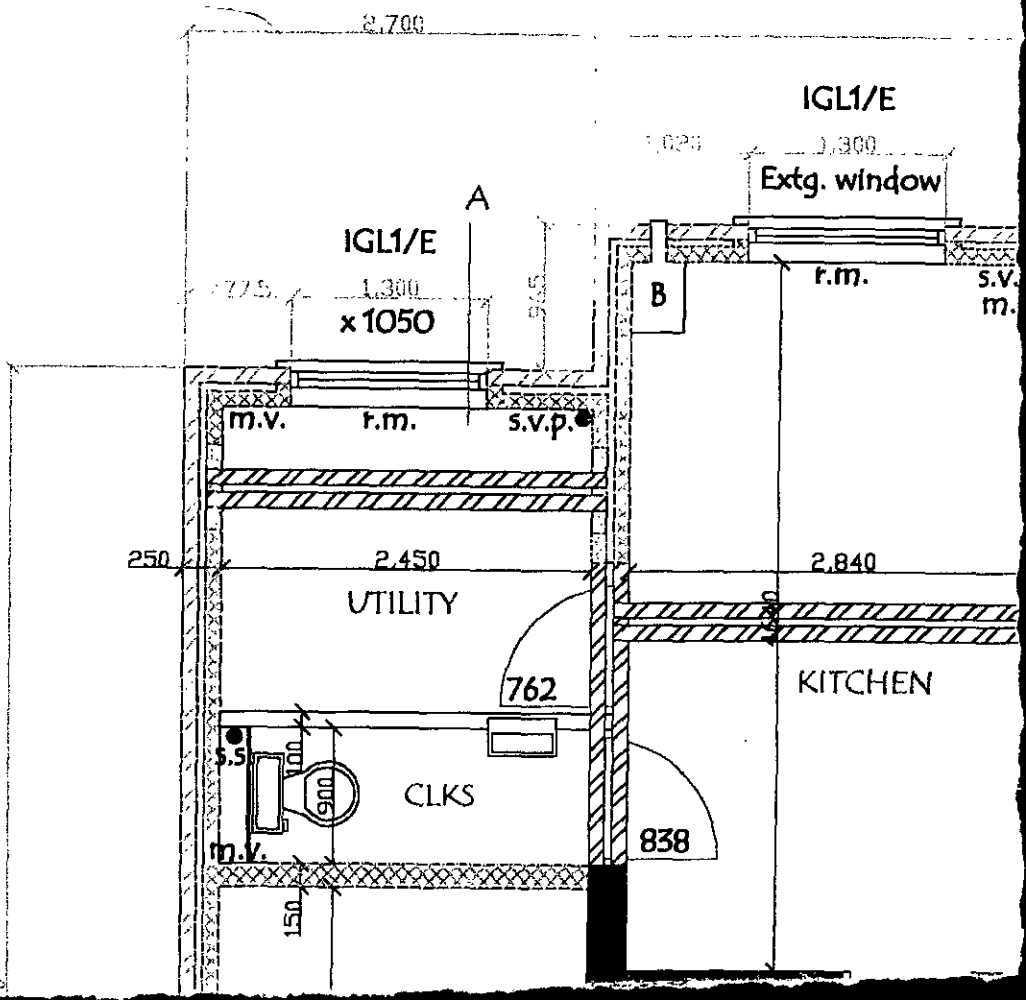
22/01. 15.30

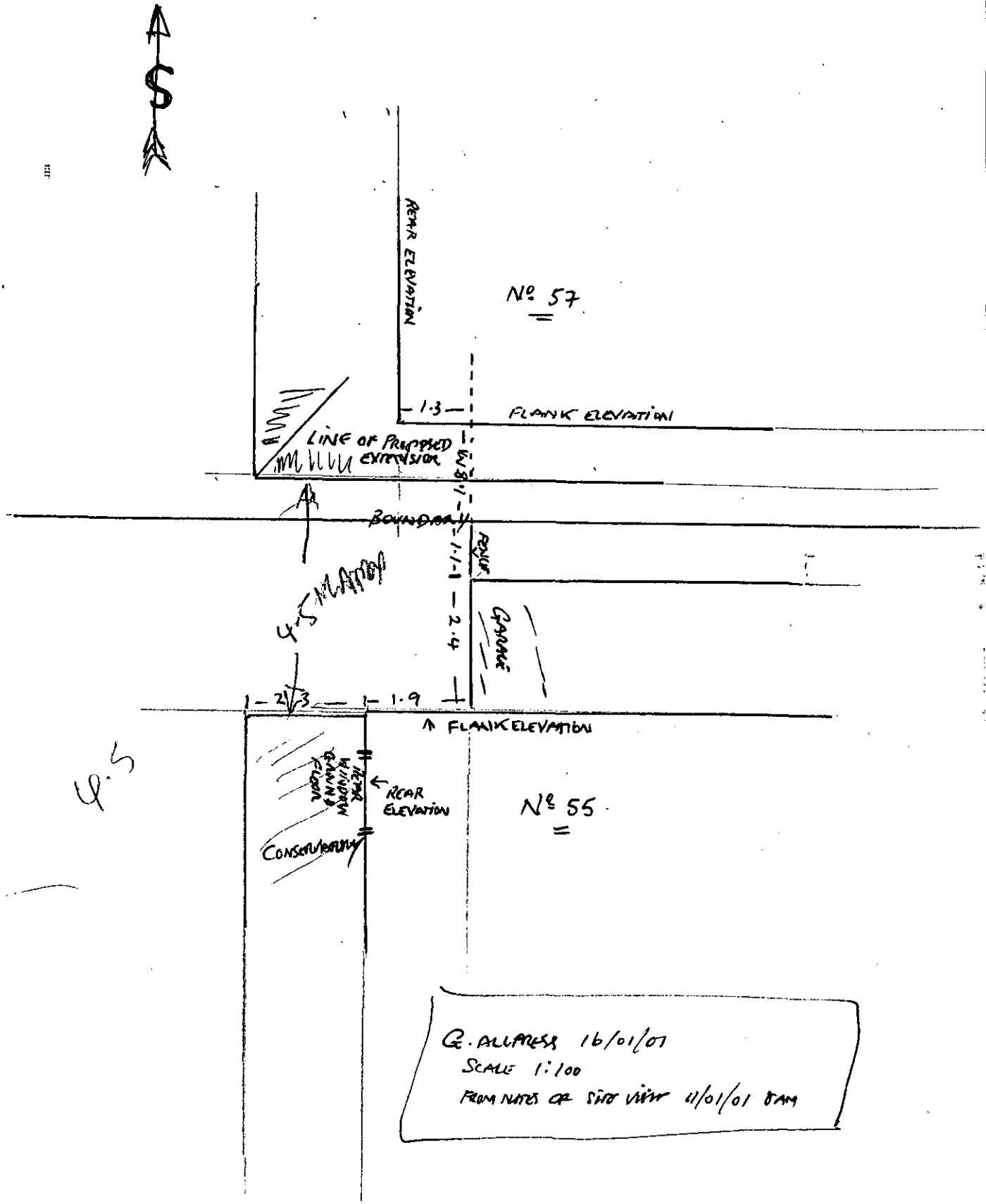
She's to discuss with her
husband. I'm to chase her Mon 29/01
for their response. Advised would be refused
as is.

3968

01344 413968

PAY TIME.


2,700
IGL1/E
1,300
Extg. window
A
IGL1/E
1,300
x1050
B
r.m.
m.v.
r.m.
s.v.p.
250
2,450
2,840
UTILITY
762
KITCHEN
S.S.
100
900
CLKS
838
m.v.
150


S
REAR ELEVATION
Nº 57
1.3
FLANK ELEVATION
LINE OF PROPOSED EXTENSION
BOUNDARY
FENCE
4.5 MAPPED
2.4
GARAGE
2.3
1.9
FLANK ELEVATION
4.5
REAR WINDOW GROUND FLOOR
REAR ELEVATION
Nº 55
CONSERVATORY
G. ALLPRESS 16/01/01
SCALE 1:100
FROM NOTES OF SITE VISIT 11/01/01 8AM

Application Number: F/2000/2929
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED ~~- IN THE SIDE ELEVATION OF THE EXTENSION~~
hereby approved.....			INSERT: .....in the side elevations of the extensions
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

1792

G-A

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/2989/ relates.

Address of site 57 Rances Lane

Wokingham

Signed J A Paine

Date 1st January 2001

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

CFC2

Business reply service
License no. RG147

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

1

By hand 5.1.01

PLANNING SERVICES | HPT
PGL | TLS
DC | ENF
APP |
CS OMS | GA
05 JAN 2001
COPIES TO: | ACK:
FILE:

55 Rances Lane
Wokingham
Berkshire
RG40 2LG

0118 9783268

Dear Mr John Mitchell,

RE: Planning Application Number F/2000/2989: 57 Rances Lane

We would like to raise some objections concerning the above application. As you can see from our address above, we reside in the property next to the applicants and will therefore be significantly affected by the proposed development.

In our assessment of the plans, it is the proposed two storey rear extension element that causes us the greatest concern.

Bearing in mind that the property at 57 Rances Lane is almost directly south of our building, this extension would have a significant impact on the light available to our house and conservatory.

Presently the rear of the property at 57 Rances Lane is almost in line with the rear of our main house (diagram enclosed). Therefore our conservatory and covered pavement area receive a good deal of sunlight, mainly due to the position of the rear of their building and the fact that their roof currently slopes down to a single storey over their garage towards our house. Their plans to move the side wall of the house closer to ours and extend for almost 3 metres to the rear in two storeys will substantially affect the 'atmosphere' at the rear of our dwelling as well as the available light.

Since we reside in a property with no separate dining room, we utilise the conservatory area as a dining room whenever possible. With a large two storey structure mere metres away and a massive reduction in sunlight hours we would feel greatly affected.

We do not object to an extension over their garage which would remove any sunlight to the conservatory area after about after about 1-2pm (which currently falls between the houses for at least a couple of hours in the afternoon). But we feel very strongly that the proposed rear extension would greatly affect the use of the conservatory area by removing the sunlight from very much earlier on in the day.

In addition the rear two storey extension would be now easily visible from our rear bedroom, where we can see nothing of No. 57 at present. That room would also have a reduced amount of direct sunlight, which it currently receives very little of at present.

Continued..

Cont...

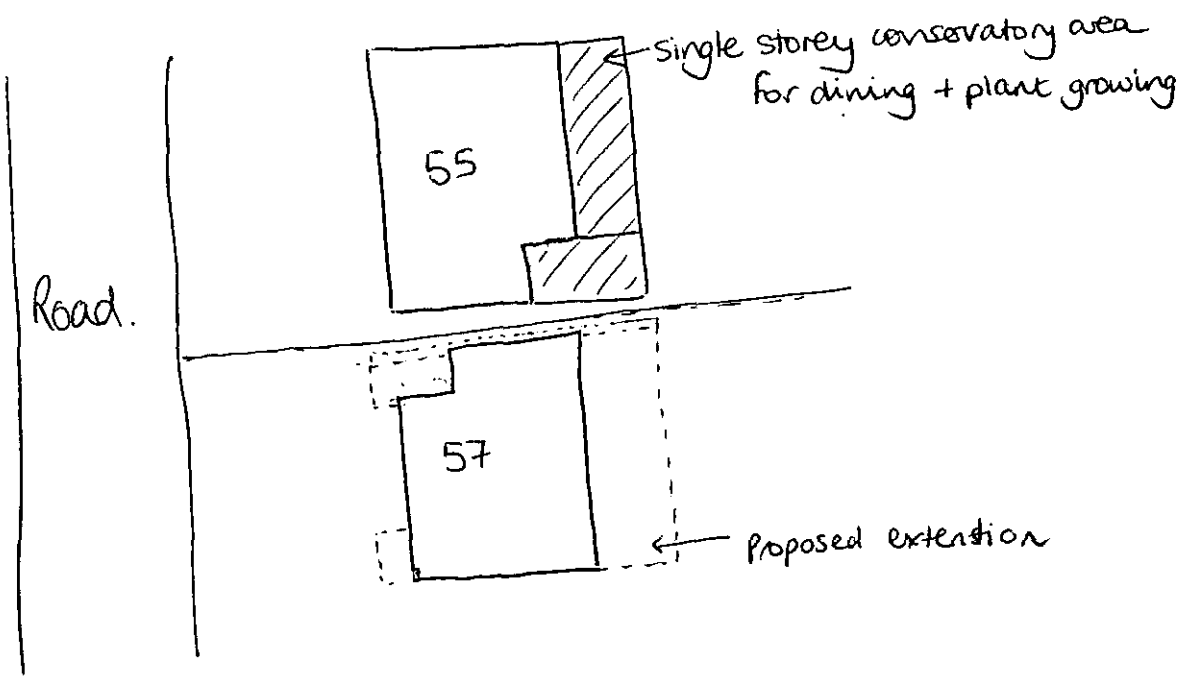
We should therefore be very grateful if you would take our concerns into account when considering whether to accept the application and would be happy to have you visit our property if you feel the need to do so. Thank you for your attention in this matter and we look forward to a satisfactory conclusion.

Yours sincerely

Miss M L Arden
07970 478990

Mr B Hall
07979 527082

RE F/2000/2989
57 Ranees Lane





PLANNING SERVICES | HPT 38527
POL | FLS
ENF
CS
11 JAN 2001
COPIES TO: | ACK:
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: George Allpress

Application Number: F/2000/2989

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

Site Address: 57 Rances Lane, Wokingham

Applicant: Mr & Mrs Paine

Your observations are required in respect of this application **by 11/01/2001**

No objections

Comment – is there sufficient room for three cars to park as shown on the plans?

SIGNED: [signature] **DATE:** 09/01/2001

CLERK TO Wokingham Town Council

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 DEC 2000	
Officer: GA	Application No. F/2000/2989

Map No. 76 Site 007
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Location: 57 RANCES LANE

Parish: WOKINGHAM Ward: Wescott
18-12-2000

Applicant: MR/MRS PAINE

Fee Received 95-00 (6) 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			
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 : 18.12.2000 D Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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. ✓

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 18 December 2000

Application Number: F/2000/2989

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

Parish: WOKINGHAM TOWN

Site Address:
57, Rances Lane, , Wokingham.

Applicant:
Mr & Mrs Paine .

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

① C049, R049.
② C122, R122.
③ C137 (INSERT : extension), R137
④ Driveway to be widened to 4.8m minimum over a minimum length of 5.0m at the point shown on the site plan. R137.

NOT

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

3/1/01

By hand 6/12/00.

1789/a

SECTION 66 CERTIFICATE

Application No.

07.DEC.2000* 2989

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

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

OR

+ See Note (a) to Certificate A

OR

(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).

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.

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

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

● 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) .....

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

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

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.

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 . . . . J.A. Paine . . . . .

On behalf of . . . . . .

Date . . . . 7th December 2000. . . . .

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

Environmental Services

For office use only.
Application number:

Householder planning application form

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

1	Your name Address and postcode Phone number	MR & MRS PAINE 57 FRANCES LANE WOKINGHAM RG40 2LG 0118 978 1473
2	Agent's Name Address and postcode Phone number	DAYTIME 01344 414806
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.	as above
4	Give brief details of the proposal for example, two storey side extension.	About the application: two storey rear, s/s rear two storey side
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.	All to match Plain tiles to roof
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 ☒

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: J A Paine

on behalf of

Date 7th Dec 2000.

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

ADDRESS 57, RANCES LANE. PARISH WOK.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
T.P. 463	George T. Branch.	Erection of two-storeyed dwelling.	11.12.52.	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2989**
CASE OFFICER: **George Allpress**
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.

13 December 2000

Scale: .1 : 1250

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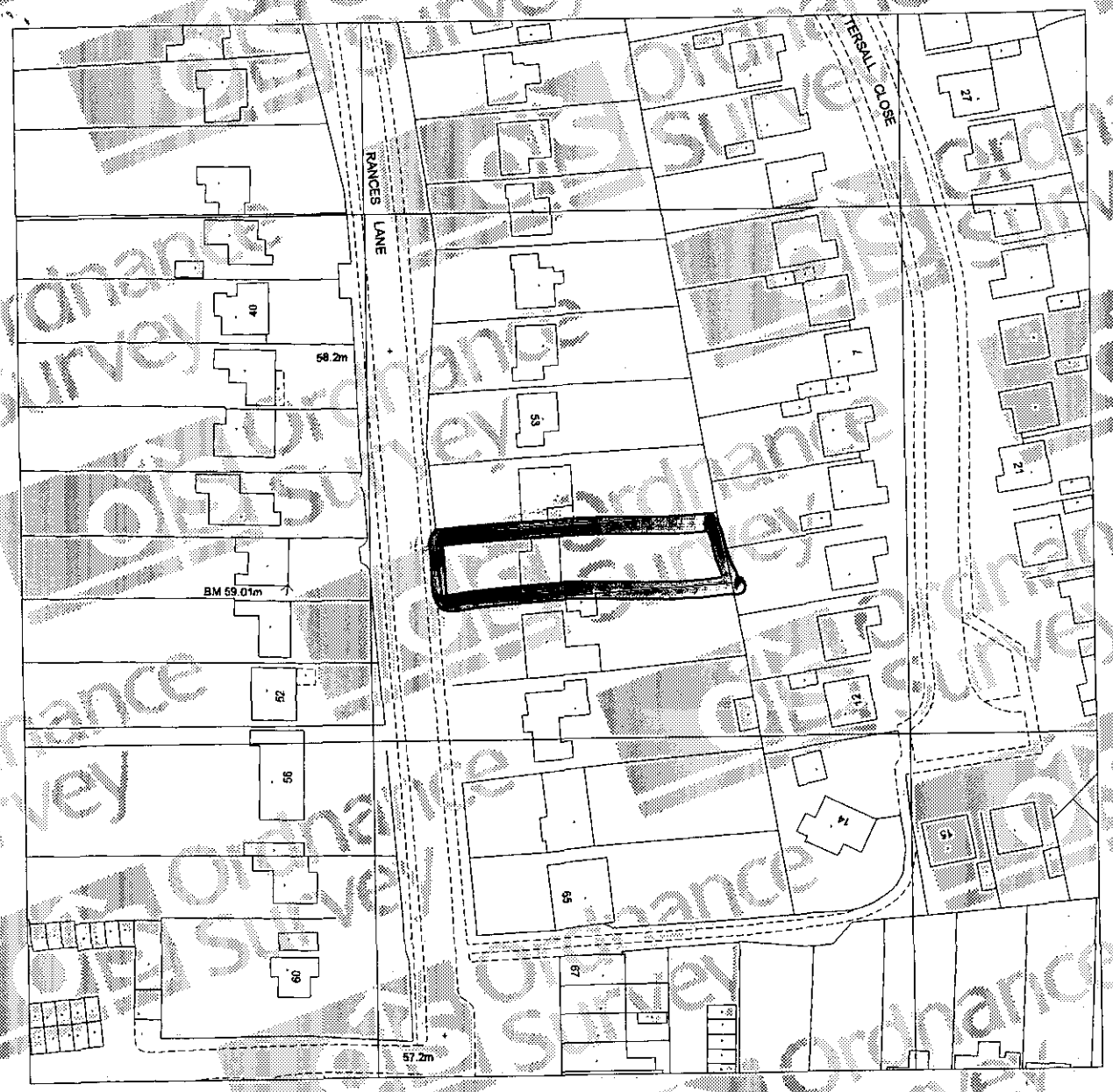
07.DEC.2000* 2[illegible]9

Siteplan™

1:1250 Scale



20 0 20 40 60 80

Metres

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1 - 65 RANCES LANE, WOKINGHAM
RG40 2LG

Centre coordinates : 482334mE 168236mN

National Grid sheet reference at centre of this Siteplan: SU8268SW.

Supplied by : Blackwell's Reading
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Ordnance Survey

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Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	Motte

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary.....Electoral Division
Ward Boundary.....Ward
Boro Const Bdy.....Constituency
Euro Const Bdy.....(County Borough or European)
Und.....Undefined
CB.....Centre of Bank
CD.....Centre of Ditch
CR.....Centre of Road
CS.....Centre of Stream
Def.....Defaced
FF.....Face of Fence
FW.....Face of Wall
SR.....Side of River
TB.....Top of Bank
TkH.....Track of Hedge
RH.....Root of Hedge

Other Information

Chy.....Chimney
El P.....Electricity Pillar or Pole
ETL.....Electricity Transmission Line
FB.....Foot bridge
FS.....Flagstaff
GP.....Guide Post
GVC.....Gas Valve Compound
LB.....Letter Box
Meml.....Memorial
MHW.....Mean High Water
MLW.....Mean Low Water
NTL.....Normal Tidal Limit
P.....Post or Pole
PC.....Public Convenience
PH.....Public House
PO.....Post Office
PW.....Place of Worship
TCB.....Telephone Call Box
Tk.....Tank or Track
(um).....Unmade
W.....Well

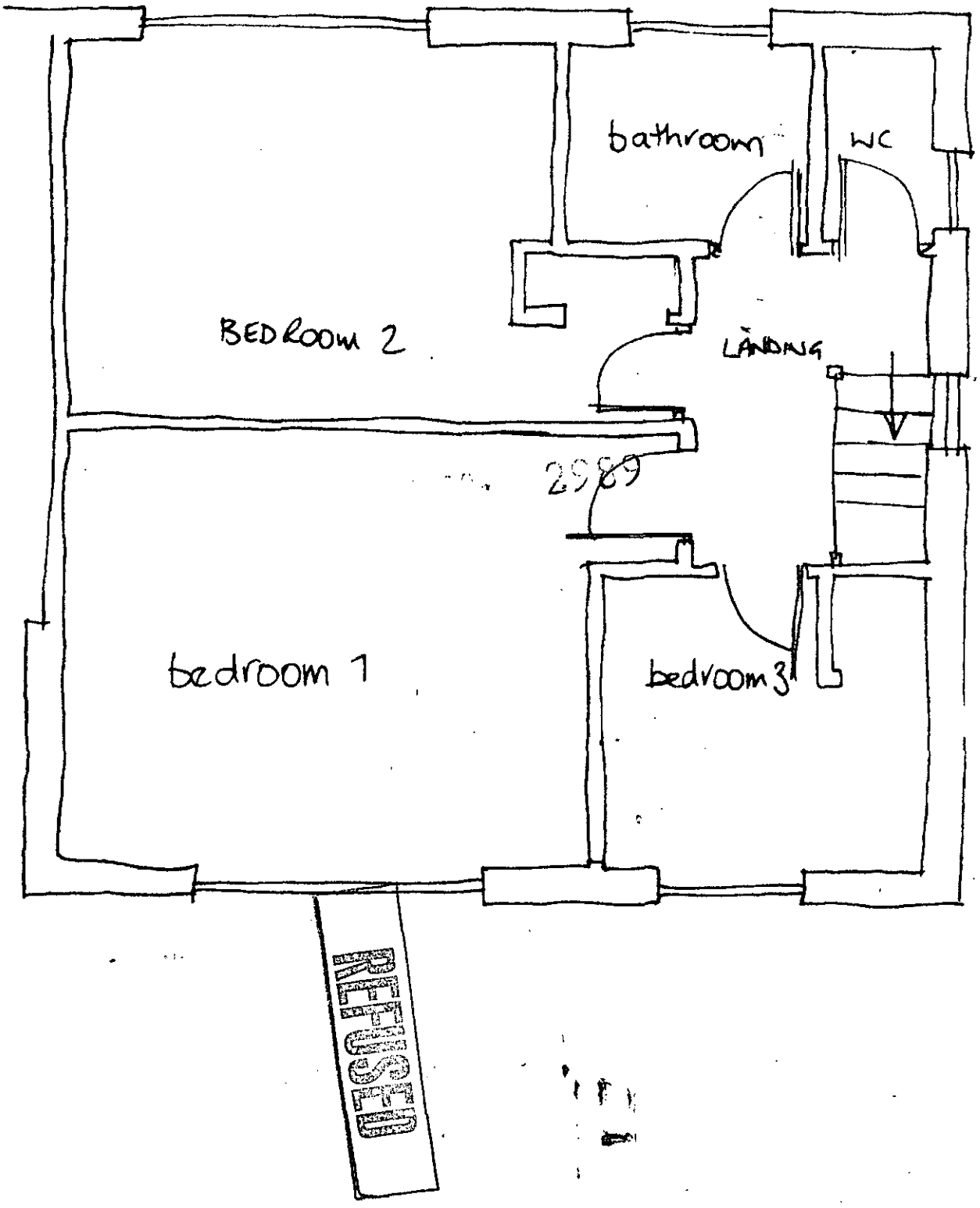
CHARTER MARK

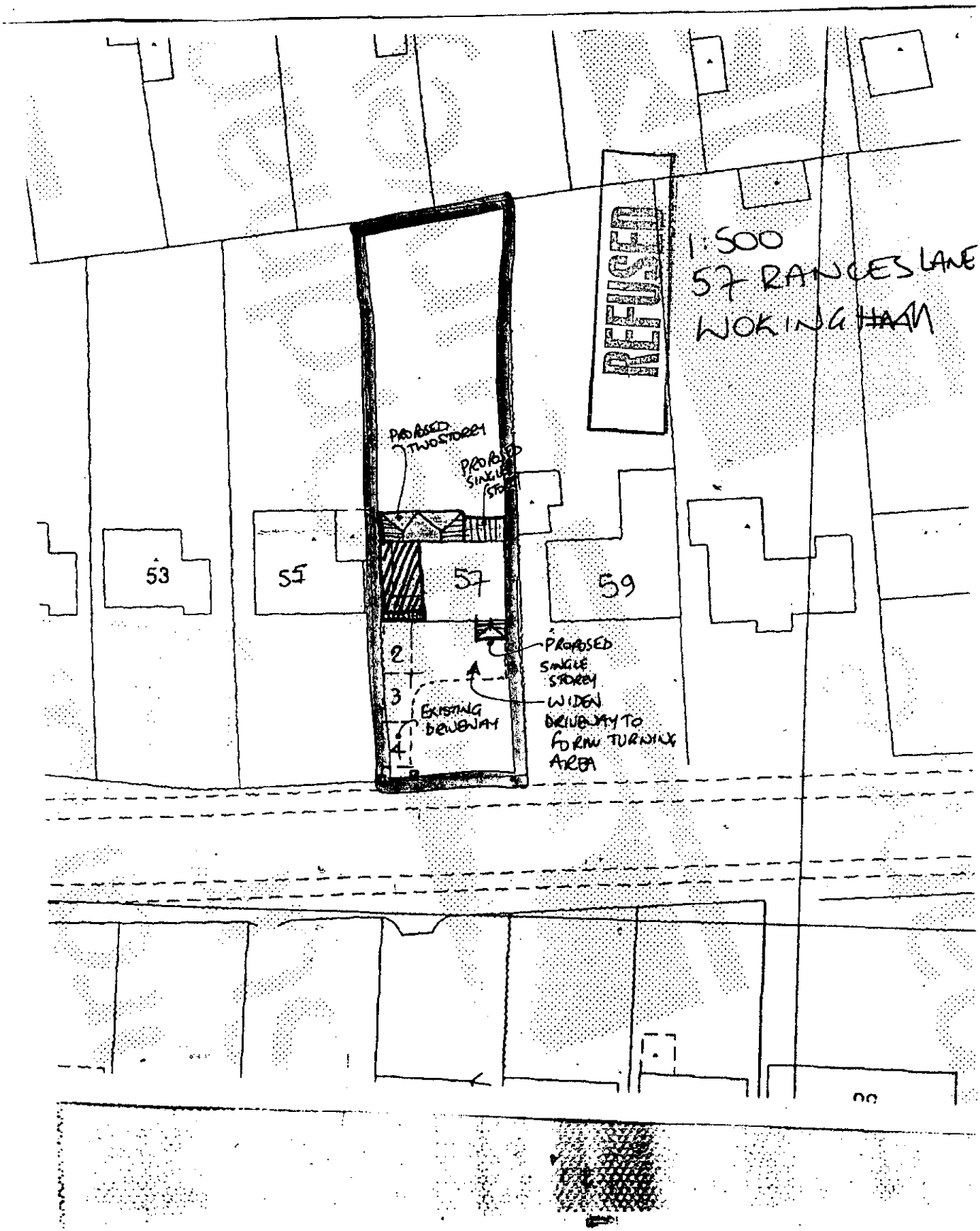
World Wide Web http://www.ordsvy.gov.uk/

07 DEC.2000* 2989

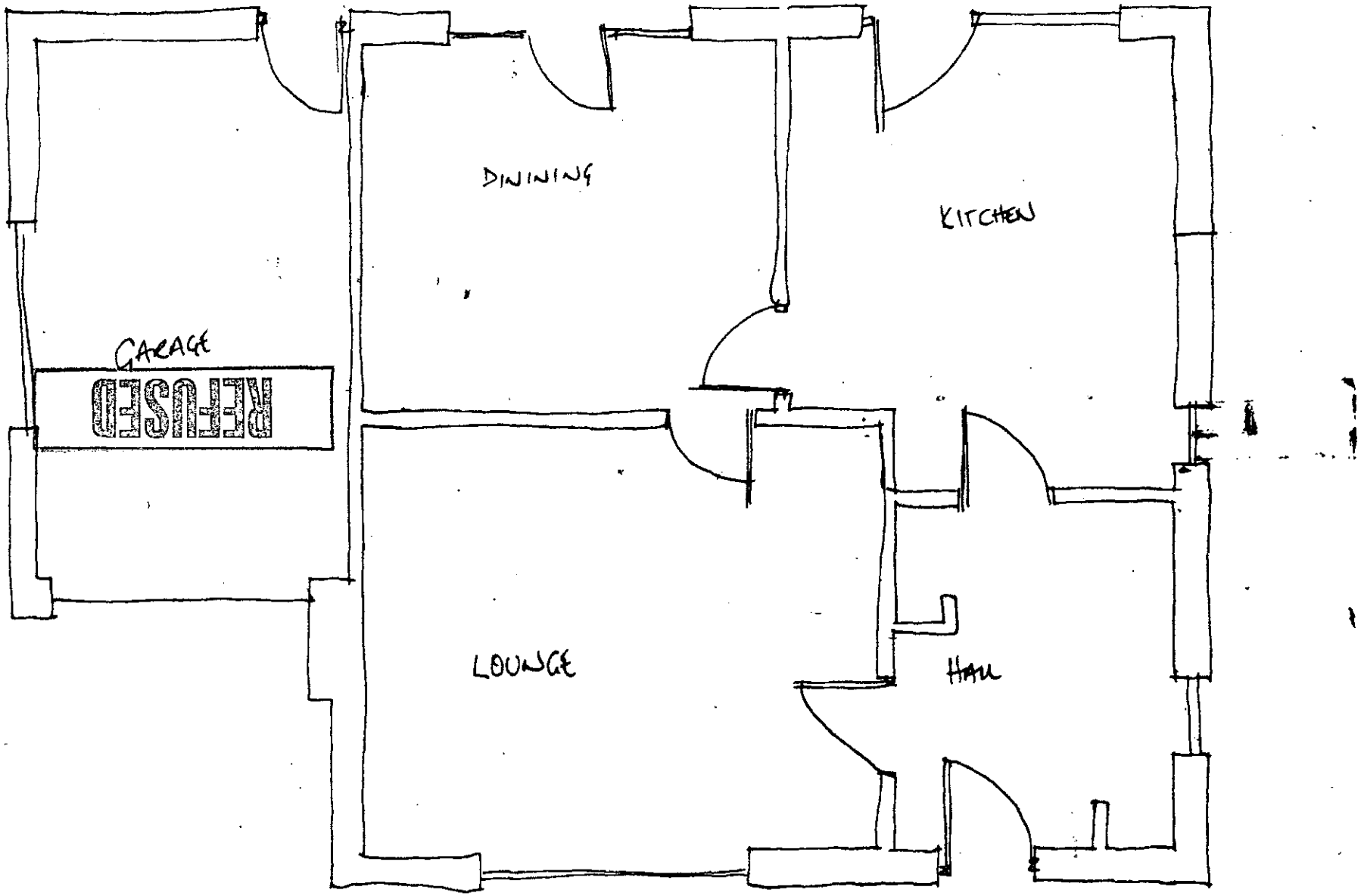
1:50

57 Rances Lane
Wokingham
EXISTING LAYOUT




1:500
57 RANGES LANE
WOKINGHAM
PROPOSED TWO STOREY
PROPOSED SINGLE STOREY
53
55
57
59
2
3
4
EXISTING DRIVEWAY
PROPOSED SINGLE STOREY
WIDEN DRIVEWAY TO FORM TURNING AREA

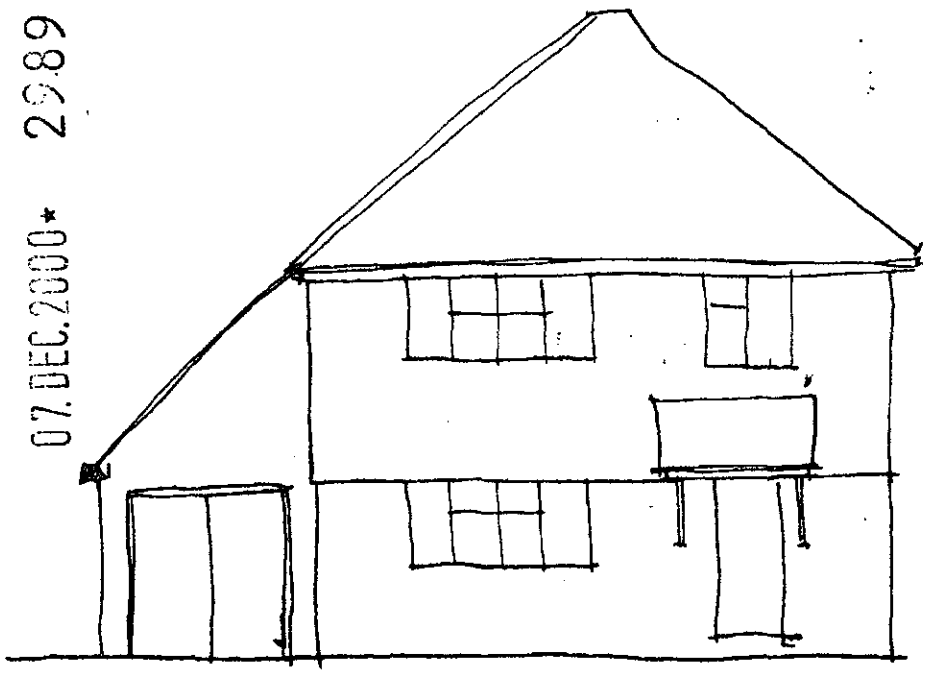
07. DEC. 2000 * 2989



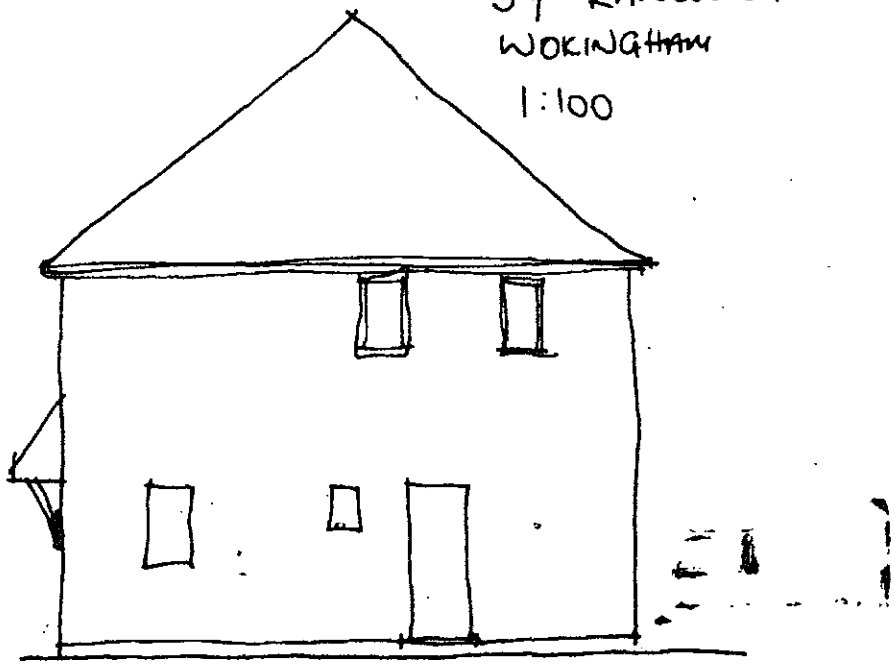
GROUND FLOOR LAYOUT
1:50 57 RANGEL LANE
WOKINGHAM

07.DEC.2000* 2989

57 RANGES LANE
WOKINGHAM
1:100

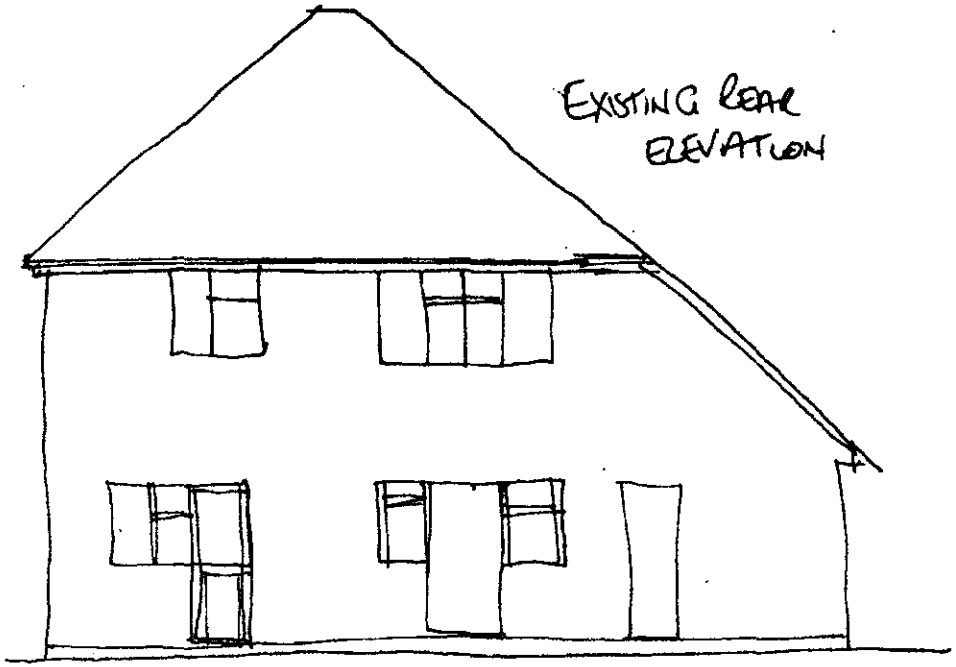


EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION

REFUSED

