APPLICATION NO:

O/2002/8134 ✓

LOCATION:

2 Tudor Cottages Church Road, Farley Hill Reading.

APPLICANT:

Simon Rees C/O Robert Rigby

PROPOSAL:

Outline application for the proposed erection of one dwelling.

EARLIEST DATE FOR DECISION: **04/01/2003**

28 days exp: 8/1

APPLICATION WILL HAVE EXPIRED ON:

30/01/2003

CASE OFFICER: **Natalie Brown**

RETURNED

Application No: O/2002/8134 NAB

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Simon Rees
C/O Robert Rigby
42 Portman Road
Reading
Berks
RG30 1EA

Application Number: O/2002/8134

Parish: **SWALLOWFIELD**

Location: **2 Tudor Cottages, Church Road, Farley Hill, Reading.**

Proposal: **Outline application for the proposed erection of one dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

1. The proposed application by virtue of its location and frontage width does not represent a small gap in an otherwise built up frontage. As such the proposed dwelling would create an incongruous feature to the detriment of the rural, Area of Special Landscape Importance and Area of Special Character features of the area. As such the proposed development would be contrary to policies C2 and C8 of the Berkshire Structure Plan, policies LTV2, LC3 and LBE16 of the Loddon Area Local Plan and to policies WCC1, WLL2 and WHE8 of the Wokingham District Local Plan (as proposed to be modified).

Informative
1. The applicant is advised that as part of any new submissions on the site, visibility splays achievable from a 2 metre set back at a distance of 215 metres would need to be provided either side of the access in order to overcome Highway officer concerns.

T. G Watson

Trevor Watson
Development Control Manager
Date: 22/01/2003

Application No: O/2002/8134 NAB

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.

8134

SWALLOWFIELD PARISH COUNCIL

PARISH COUNCIL OFFICE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.gov.uk

CS
20 JAN 2003

15th January 2003
FAXED AND POSTED

Planning Dept.,
P.O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR

Received after decision issued.
Please file

Dear Sirs,

Application Number: O/2002/8134
Location: 2 Tudor Cottages, Church Road, Farley Hill, Swallowfield Parish
Proposal: Outline application for the proposed erection of one dwelling.
Case Officer: Natalie Brown

The Parish Council strongly objects to this application for the following reasons:-

1. Construction of a dwelling on the proposed site will severely damage the 'open' feel of the village in the immediate vicinity, as currently there is a substantial gap between 2 Tudor Cottages and Conifers. Any dwelling on this site will cause the existing gap to appear minimal, and will give the area a built-up look, which will urbanise this rural village.
2. Farley Hill is not an identified settlement within the definitions of the Wokingham District Local Plan Deposit Draft 1997, and consequently this application does not comply with policy WCC1 – Development in the Countryside in that this application is not by any definition an exceptional circumstance.
3. This site is in an area defined as an area of special landscape importance as defined in the above deposit draft. In the Parish Council's view it therefore does not comply with policy WLL2 – Areas of Special Landscape Importance in that the proposal will have a detrimental impact on the open countryside character of the area.
4. This site is also in an area defined as an area of special character in the above deposit draft. The Parish Council considers that a dwelling constructed on this site will have difficulty in complying with the requirements for such an area, in particular policy WHE7 – Retention of Important Features in Areas of Special Character whereby the Council will seek to retain and enhance views, vistas and open spaces.

For all the above reasons the Parish Council trusts that this application will be refused.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

WORK SHEET FOR : Natalie Brown

Application Number : O/2002/8134

Applicant : Simon Rees C/O Robert Rigby.

Location : 2 Tudor Cottages, Church Road, Farley Hill, Reading.

Proposal : Outline application for the proposed erection of one dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	X	10/1

SV after SN consultation exp.

Date of Neighbour Notifications : .....

Date of Site Visit : 10/1

Date Registered : 05/12/2002

Earliest Date for Decision : 04/01/2003

Latest Consultation Date/Site Notice Expiry Date : 04/01/2003

This application will have expired on: 30/01/2003. 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 :

Env Health : no objections.
Conservation Officer :
Policy → object - WC1 & WLZ
Highways → require revised visibility

Planning Issues :

SERLP : Area trad. local charact, area sporadic dev, ASLI, rural

WDLP : ASC, ASLI, countryside.

Application Number: O/2002/8134

Appraisal :

attached

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

Application Number O/2002/8134
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed application by virtue of its location + frontage width does not represent a small gap or in an otherwise built up frontage. As such the proposed dwelling would create an incongruous feature to the detriment of the rural, Area of Special Landscape + Area of special characte features of the area.
			As such the proposed development would be contrary to the following Policies:
			BSP: C2, C8
			WDLP(as proposed to be modified): WC1, WL12, WHE8
			LMP: LTV2, LC3, LBS16.
			Informatic.
			The applicant is advised that as part of any new submissions on the site, visibility splays achievable from a 2 metre set back at a distance of 215 metres would need to be provided either side of the access in order to overcome Highway officer concerns.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T Carlton
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 20/1/03

RECORD OF SITE VISIT

SITE ADDRESS: 2 Tudor Cottages
Church Road Farley Hill Reading.

APPLICATION NUMBER: O/2002/8134

OFFICER: Natalie Brown

DATE OF SITE VISIT: 10/1

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
Countryside, ASLI, ASC.

3. DESCRIPTION OF SITE/BUILDING
long frontage fronting road - holly + other trees etc.
far wider than other property frontages ∴ too wide for infill situation

4. RELATIONSHIP TO ADJOINING PROPERTIES
would be detached.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: O/2002/8134 – adj 2 Tudor Cottages

Appraisal:

Development
Outline application for the proposed erection of 1 detached dwelling. The application seeks approval for means of access and siting only, with all other matters reserved for future consideration.

Planning History
Application 97/65983/Fa detached garage and store was refused.

Relevant Policies:
The site is located within a rural area, Area of Special Landscape Importance and an Area of Special Character.
BSP: C2, C8
LALP: LTV2, LC3, LBE16
WDLP (as proposed to be modified): WOS3, WCC1, WLL2, ~~WHE7~~, WHE8

1) Impact upon neighbouring properties
Due to the distances from neighbouring properties (2 Tudor Cottages and 'Conifer's), it is not considered that there would be any adverse effects caused by overlooking, overshadowing nor overbearing.

2) Impact upon the character of the area
There is a presumption against development in the countryside. Policy WCC1 of the Wokingham District Local Plan (as proposed to be modified) allows for new dwellings where it would result in the sensitive infilling of one or two dwellings or in a small gap in an otherwise built-up frontage.

In this case, it is not considered that the application site represents a small gap in an otherwise built-up frontage. The application site itself would have a frontage of over 30m. There would be a gap of about 50m between the side boundaries of 2 Tudor Cottages and Conifers. It is therefore considered that the application site does not represent either a built-up frontage or a small gap within the frontage. The development is therefore contrary to policy WCC1.

It is also considered that the proposed development would have adverse effect upon the open and rural character of the area and so be contrary to policies WLL2.

3) Impact upon highway safety (parking provision)
The Highway Officer requested further information with regards to visibility splays. This was not requested as the application was to be refused on other grounds. The Highway Officer has advised that 2m by 215m visibility splays would need to be provided. This will be added as an informative.

~~**Approval:**~~ **Refusal: ✓**

SWALLOWFIELD PARISH COUNCIL

PARISH COUNCIL OFFICE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.gov.uk

15th January 2003
FAXED AND POSTED

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
15 JAN 2003	
COPIES TO	ACK
	FILE

Planning Dept.,
P.O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR

Dear Sirs,

Application Number: O/2002/8134
Location: 2 Tudor Cottages, Church Road, Farley Hill, Swallowfield Parish
Proposal: Outline application for the proposed erection of one dwelling.
Case Officer: Natalie Brown

The Parish Council strongly objects to this application for the following reasons:-

1. Construction of a dwelling on the proposed site will severely damage the 'open' feel of the village in the immediate vicinity, as currently there is a substantial gap between 2 Tudor Cottages and Conifers. Any dwelling on this site will cause the existing gap to appear minimal, and will give the area a built-up look, which will urbanise this rural village.
2. Farley Hill is not an identified settlement within the definitions of the Wokingham District Local Plan Deposit Draft 1997, and consequently this application does not comply with policy WCC1 – Development in the Countryside in that this application is not by any definition an exceptional circumstance.
3. This site is in an area defined as an area of special landscape importance as defined in the above deposit draft. In the Parish Council's view it therefore does not comply with policy WLL2 – Areas of Special Landscape Importance in that the proposal will have a detrimental impact on the open countryside character of the area.
4. This site is also in an area defined as an area of special character in the above deposit draft. The Parish Council considers that a dwelling constructed on this site will have difficulty in complying with the requirements for such an area, in particular policy WHE7 – Retention of Important Features in Areas of Special Character whereby the Council will seek to retain and enhance views, vistas and open spaces.

For all the above reasons the Parish Council trusts that this application will be refused.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

SWALLOWFIELD P C
15.Jan. 2003 12:46 SWALLOWFIELD PARISH COUNCIL No.1689 P. 2/2

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 11 December 2002

Application Number: O/2002/8134

Proposal: Outline application for the proposed erection of one dwelling.

Parish: SWALLOWFIELD PARISH

Site Address:
2 Tudor Cottages, Church Road, Farley Hill, Reading.

Applicant:
Simon Rees C/O Robert Rigby.

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).

Site visit carried out: ☐ **No** ☑ **Yes - Date & Time:** 1500 23/12.

The access must be located in the position that maximises visibility – Please submit a revised plan that shows the maximum visibility splays achievable from a 2-metre set back.
(2m x 215m)

Signed: _____ **Print name:** AE 23/12/02

Date	23/12/02
Case Officer	Natalie Brown
Location	2 Tudor Cottages, Church Road, Farley Hill
Proposal	Outline application for the proposed erection if one dwelling
Application Number	O/2002/8134

The application is for the erection of a 5 bed detached dwelling located in the countryside and in an area designated as an Area of Special Landscape Importance, an Area of Special Character and situated opposite an Wildlife Heritage site. Development in the countryside is only acceptable under Policy WCC1 if it is in the form of sensitive infilling of one or two dwellings or in a small gap in an otherwise built up frontage. This application does not comply with WCC1, nor does it comply with WLL2 as it would have a detrimental impact on the open, countryside character of the area.

Debra Hammond

17 DEC 2002

To:
Harold Sanders
Urban Design And Conservation Officer

From: Natalie Brown

Date: 11 December 2002

Application Number: O/2002/8134

Proposal: Outline application for the proposed erection of one dwelling..

Site Address: Swallowfield
2 Tudor Cottages, Church Road, Farley Hill, Reading.

Applicant:
Simon Rees C/O Robert Rigby.

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

- 2 TUDOR COTTAGES ARE WITHIN AN AREA DESIGNATED AS AN AREA OF SPECIAL CHARACTER AND SPECIAL LANDSCAPE IMPORTANCE.
- THE WOODLAND EDGE IS PART OF THIS CHARACTER.
- THIS LOCATION IS ALSO ON THE BEND OF THE ROAD USED FREQUENTLY FOR PARKING WHEN PARENTS 'DELIVER' AND 'PICK UP' CHILDREN FROM THE SCHOOL. SEE HIGHWAYS COMMENTS FOR IMPLICATIONS.
- UNLESS THE PROPOSAL IS UNACCEPTABLE IN POLICY TERMS A TREE SURVEY SHOULD BE PROVIDED.
- ANY DESIGN ISSUES WITH REGARD TO THE SCALE, MASS AND DETAILING OF THE PROPOSED DWELLING AND DEGREE OF SCREENING AND LOSS OF TREE COVER DUE TO VISIBILITY SPLAYS AND ENTRANCE.

Harold Sanders
19/12/02.

Natalie Brown

From: John Mullaney
Sent: 16 December 2002 16:04
To: Natalie Brown
Subject: 2 Tudor Cottages, Church Road, Farley Hill O/2002/8134

I have no objections to the proposed development.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Natalie Brown

From: Natalie Brown
Sent: 16 December 2002 11:58
To: 'Celia Adams'
Cc: max bowker
Subject: RE: App O/2002/8134

That would be fine.

Regards,

Natalie Brown

-----Original Message-----
From: Celia Adams [SMTP:clerk@swallowfieldpc.gov.uk]
Sent: Monday, December 16, 2002 12:01 PM
To: Natalie Brown
Cc: max bowker
Subject: App O/2002/8134

The PC is not meeting now until Tuesday 14th January and so we would be grateful if the date for comments on the application for 2 Tudor Cottages, Farley Hill could be put back until 15th January.

Many thanks
Celia

Celia Adams
Swallowfield Parish Council
Parish Office
Swallowfield Street
Swallowfield, Reading
Berks RG7 1QX
Tel: 0118 988 5929
Fax: 0118 988 6443

Application Number: O/2002/8134

Case Officer : NATALIE BROWN

Valid Date : NAB. 5.12.02

Map No : ~~103~~ 104

Site Area : ~~103/Hot~~ 0.09

Received Date: 05/12/2002

Level : Delegated Application

Description : Outline application for the proposed erection of one dwelling.

Location : 2 Tudor Cottages, Church Road, Farley Hill, Reading.

Parish : SW **Ward :** 11.12.02 D.

Applicant : Simon Rees C/O Robert Rigby.

Fee Required: £220 **Fee Received: £220** (6)

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 11.12.02

Building Control

Heritage (Harold Sanders) Area of Traditional Local Character

Landscape Area of Special HS importance

Trees ✓

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans Countryside ✓

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco ✓ Gas pipeline consultation

Environment Agency

Railtrack

Police Arch Officer

CPRE ✓

Thames Water ✓

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

.....

Rural Area

Countryside

Area of Special Character

Area of Traditional Local Char.

.....

.....

NEIGHBOURS

.....

S/N + See map

incl 2, Tudor cottages Church Road (inside blueline)

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
	CONIFERS	CONIFERSCHURCH ROADREADING	RG7 1TU
	LITTLE COPSE	LITTLE COPSECHURCH ROADREADING	RG7 1TU
FARLEY HILL PRIMARY SCHOOL			RG7 1UB
	1 TUDOR COTTAGES	1 TUDOR COTTAGESCHURCH ROADREADING	RG7 1TY
	2 TUDOR COTTAGES	2 TUDOR COTTAGESCHURCH ROADREADING	RG7 1TY

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

Tel: (0118) 974 6492

Date: 11 December 2002

My ref: O/2002/8134

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Beatty
The Lieutenants Cottage
Three Mile Cross
Reading
RG7 1AP

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: O/2002/8134
2 Tudor Cottages, Church Road, Farley Hill, Reading.
Outline application for the proposed erection of one 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 **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **O/2002/8134**
2 Tudor Cottages, Church Road, Farley Hill, Reading.
Outline application for the proposed erection of one 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 Beatty

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

Received by Wokingham District Council

Application No: O/2002/8134

Proposal:
Outline application for the proposed erection of one dwelling.

Location:
2 Tudor Cottages, Church Road, Farley Hill, 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 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 O/2002/8134 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/01/2003. 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

11 December 2002

05.DEC.2002 8:34

robert RIGBY **Architects**
42 Portman Road
Reading RG30 1EA
Tel 0118 959 4932
Fax 0118 959 4932
E-mail: enquiries@rigbyarchitects.com

4 December 2002
694/RCR/7A

05 DEC 2002
8134

The Planning Department
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1BN

Dear Sirs

Re: Proposed New Dwelling at Land at 2 Tudor Cottages, Church Road, Farley Hill, RG7 1TY

We enclose the documents listed below, which constitute our application for outline planning approval, and would be pleased if you would consider this application at your earliest convenience.

Should you require any further information to assist with your deliberations, please do not hesitate to contact us.

We now await your further communication regarding this matter.

Yours faithfully

Robert G Rigby, Dipl. Arch. (Oxford) RIBA

Encs: Six copies of Application Forms, Part 1
One copy of Certificate under Section 27
Six copies of scheme design drawings 694/02
Six copies of location plan
One cheque in the sum of £220.00.

1509/ab

PLANNING APPLICATION PART 1

05.12.2002 8:34

WOKINGHAM DISTRICT COUNCIL

05 DEC 2002

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	SIMON REES
	ADDRESS	LONG COPSE COTTAGE WILDMOOR
		SHERFIELD ON LODDON
	POST CODE	HANTS Tel No. 07778 989585
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ROBERT RIGBY. ARCHITECTS.
	ADDRESS	42 PORTMAN ROAD.
		READING.
	POST CODE	R.G. 30 1EA. Tel No. 01189594932.
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	TUDOR COTTAGES. CHURCH ROAD
		FARLEY HILL RG7 1TY.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	739 m^2.
5. Give brief details of the proposal	ABOUT THE APPLICATION	5 BED DETACHED DWELLING
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	
1:200 Block Plan	✓	Other	
1:100 Elevations			

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION	✓	State relevant outline permission No. Go to Question 10.
FULL PERMISSION		Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

EXTERNAL APPEARANCE		SITING	✓
MEANS OF ACCESS	✓	DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

DOMESTIC GARDEN.

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

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

FACING BRICKS.
PLAIN TILES.
UPVC WINDOWS.

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

~~YES~~ / NO — NEW SOAKAWAY.

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / NO

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

YES / ~~NO~~ — NEW.

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

YES / ~~NO~~ — NEW.

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ NO.

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	ONE.
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		N/A.
	NET CHANGE	

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

TO CURLENT REGS. YES / ~~NO~~

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

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 220.

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF SIMON REES. DATE 4/12/02

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

1789/a

SECTION 66 CERTIFICATE

Application No.

05 DEC 2002

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

CERTIFICATE A 05.12.2002 8:54

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

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

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

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 . . Paul Gabbs . . . . . .

On behalf of . . SIMON . REES . . . . . .

Date . . 4/12/02 . . . . . .

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

1933

ADDRESS 2 Tudor Cottages PARISH Swallowfield.

PLOT No. Church Road Farley Hill ORD. SHEET No.

BUILDER OLD PROPERTY

Plan No.	Applicant	Description of Development	Date of Decision	Decision
43987	MR S. LEE	2 x 2/ST. EXTENSIONS	20.3.95	C/A
~~95/60476/F~~				
FP95/3503	"	"	4.5.95	APP
97/65983/F	"	Detached Garage/Store	20.1.98	REF
FP98/1787	"	Det. Garage + Store	13.01.98	C/A.
0/2002/8134	Simon Lee's	erect 1 dwell		

MINISTRY DECISION

SPECIAL ORDERS