SOUTHPORT U.K
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
F/2000/0340

LOCATION:
Plots 3 & 4 Wiltshire Drive Wokingham.

APPLICANT:
Ridgemount Homes Ltd C/O The Edwards Irish Partnership

PROPOSAL:
Proposed erection of garages.

EARLIEST DATE FOR DECISION: **13/02/2000**

APPLICATION EXPIRY DATE: **08/03/2000**

CASE OFFICER: **Bhavash Vashi**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Ridgemount Homes Ltd
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire
RG40 2BT

Application Number: F/2000/0340

Parish: **WOKINGHAM**

Location: **Plots 3 & 4, Wiltshire Drive, Wokingham.**

Proposal: **Proposed erection of garages.**

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 external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Head of Planning and Transportation
Date: 28 February 2000

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.

To:
Highways

From: Bhavash Vashi

Date: 20 January 2000

Application Number: F/2000/0340

Proposal: *Proposed erection of garages..*

Site Address:
Plots 3 & 4 , Wiltshire Drive, .

Applicant:
Ridgemount Homes Ltd C/O The Edwards Irish Partnership.

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

CONDITIONAL APPROVAL

SC 23 - PARKING, GARAGING & TURNING (SR 06)

N.S. Tatlor

27-1-00

1933

LAND AT

ADDRESS SHAFTSBURY COURT PARISH WOKINGHAM

PLOT No. OFF WILTSHIRE DRIVE ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/64658/F	TV HOUSING ASSOC.	4 DWELLINGS	5.6.97	REF
97/66570/F	TRIBAND GROUP	3 "	20.2.98	REF
98/67223/F	"	4 "	23.4.98	REF
A199/0191	Ridgemount Homes Ltd	4 New Houses	10.9.99	APP
C/67223/05	Trident Group	Comply w cond. 05 of 67223 for app. of materials	12.11.99	APP
C/67223/03	"	D.C.C.-COND 3-67223 for Appl of landscaping plan	2.12.99	APP

MINISTRY DECISION 97/66570 - APPEAL ALLOWED - 13-8-98 98/67223 - APPEAL ALLOWED - 13-8-98

SPECIAL ORDERS

1769A

PLANNING APPLICATION PART I

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.

WOKINGHAM DISTRICT COUNCIL

For office use only
Application No.

1.	YOUR NAME	RIDGE MOUNT HOMES LTD
	ADDRESS	1 PRIORY COURT, TUSCAM WAY
		CAMBERLEY SURREY
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	THE EDWARDS IRISH P'SHIP
	ADDRESS	36 LANGBOROUGH ROAD
		WOKINGHAM BERKS
	POST CODE	RG40 2BT Tel. No. 0118-9894403
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	WILTSHIRE DRIVE WOKINGHAM
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.09 hA.
5. Give brief details of the proposal.	ABOUT THE APPLICATION	GARAGE TO PLOTS 3 AND 4
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	✓
1:500 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.

N/A

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPIING	

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.	RESIDENTIAL
12. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, 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.	TO MATCH HOUSES
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~~
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 — N/A
16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? Please show details of the existing access and any proposed changes on the plans.	YES / ~~NO~~
17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED? If, YES, please show details of any changes on the plans.	YES / ~~NO~~
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	
	2	N/A
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
NET CHANGE		

20. HAS PROVISION BEEN MADE FOR THE DISABLED? If YES, please show on the submitted plans what is to be provided. ~~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 £190"00

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 Ridge Mant Homes DATE 10/01/00

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.

Received by Wokingham District Council

Application No: F/2000/0340

Proposal:

Proposed erection of garages.

Location:

Plots 3 & 4 Wiltshire Drive .

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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Bhavash Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/02/2000. 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

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

25537
TLS
DC
APP
CS
COPIES TO:

Case officer: Bhavash Vashi

Application Number: F/2000/0340

Proposal: Proposed erection of garages

Site Address: Plots 3 & 4 Wiltshire Drive

Applicant: Ridgemount Homes Ltd c/o The Edwards Irish Partnership

Your observations are required in respect of this application by **13/02/2000**

Objections:

1. Plot 3 has plot 2 cars outside front of their property.
2. Proposed parking positions for 1, 4 and 3 are cramped and will cause obstruction to garages.
3. Appears very congested all round.

SIGNED: T J Clark **DATE:** 2/2/2000

CLERK TO Wokingham Town Council

TO: **DEVELOPMENT CONTROL**
Bhavash Vashi

FROM: Environmental Design

DATE: 31 January 2000

Location:	Plots 3 & 4 Wiltshire Drive, Wokingham
Proposal:	PROPOSED ERECTION OF GARAGES
Application Number:	F/2000/0340

In response to your consultation dated 20 January 2000 for the above application, the landscape comments are as follows:

I have no objection to the proposals, provided that the garage block is repositioned away from the northern boundary of the site, so that there is not a gap of approximately 0.5m between the parking spaces and garage. Some additional planting should be proposed for the corner of the site adjacent to the parking spaces for Plot 1 and garage for Plot 4.

Catherine Brimble

Catherine Brimble
Landscape Architect

1769A

PLANNING APPLICATION PART I

12. JAN. 2000 WOKINGHAM DISTRICT COUNCIL

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	RIDGE MOUNT HOMES LTD
	ADDRESS	1 PRIORY COURT, TUSCAM WAY
		CAMBERLEY SURREY
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	THE EDWARDS IRISH P'SHIP
	ADDRESS	36 LANGBOROUGH ROAD
		WOKINGHAM BERKS
	POST CODE	RG40 2BT Tel. No. 0118-9894403
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	WILTSHIRE DRIVE
		WOKINGHAM
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.09 hA.
5. Give brief details of the proposal.	ABOUT THE APPLICATION	GARAGE TO PLOTS 3 AND 4
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	✓
1:500 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. N/A

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.	RESIDENTIAL
12. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, 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.	TO MATCH HOUSES
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
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 N/A
16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? Please show details of the existing access and any proposed changes on the plans.	YES / NO
17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED? If, YES, please show details of any changes on the plans.	YES / NO
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	
	2	N/A
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
NET CHANGE		

20. HAS PROVISION BEEN MADE FOR THE DISABLED? If YES, please show on the submitted plans what is to be provided. 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 £190.00

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 Ridge Mant Homes DATE 10/01/00

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.

Tel: (0118) 974 6480

Date: 15\2\00

My ref: F/2000/0340

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: 33505 - Wokingham

CONFIDENTIAL

Councillor M Robertson
47 Proctors Road
Wokingham
RG40 1RP

Dear Councillor

Application Number: F/2000/0340
Plots 3 & 4 Wiltshire Drive .
Proposed erection of garages.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact Bhavash Vashi on **(0118) 974 6480**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 25\2\00

Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM

Case officer: **Bhavash Vashi** Application Number: **F/2000/0340**
Plots 3 & 4 Wiltshire Drive Wokingham.
Proposed erection of garages.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6480

Date: 15/2/00

My ref: F/2000/0340

WOKINGHAM DISTRICT COUNCIL
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

CONFIDENTIAL

Councillor P Edwards
30 Mays Road
Wokingham
RG40 1RW

Dear Councillor

Application Number: F/2000/0340
Plots 3 & 4 Wiltshire Drive Wokingham.
Proposed erection of garages..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact Bhavash Vashi on **(0118) 974 6480**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Ward

Head of Planning and Transportation

Tel: (0118) 974 6480

Date: 15/2/00

My ref: F/2000/0340

WOKINGHAM DISTRICT COUNCIL
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: 3505 - Wokingham

CONFIDENTIAL

Councillor I Brown
12 Paice Green
Wokingham
RG40 1YN

Dear Councillor

Application Number: F/2000/0340
Plots 3 & 4 Wiltshire Drive Wokingham.
Proposed erection of garages..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact Bhavash Vashi on **(0118) 974 6480**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

28/2

Application Number F/2000/0340
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	INF: WORKS
3	SC23	SR06	INF: parking, garaging & turning.

RECORD OF SITE VISIT

SITE ADDRESS: Plots 3 & 4 Wiltshire Drive Wokingham.

APPLICATION NUMBER: F/2000/0340

OFFICER: Bhavash Vashi

DATE OF SITE VISIT: 28/1

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

res block of flats

3. DESCRIPTION OF SITE/BUILDING

Waste area now being developed for residential

4. RELATIONSHIP TO ADJOINING PROPERTIES

Plan

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT —

OTHERS —

WORK SHEET FOR : Bhavash Vashi

Application Number : F/2000/0340

Applicant : Ridgemount Homes Ltd C/O The Edwards Irish Partnership.

Location : Plots 3 & 4 Wiltshire Drive .
Proposal : Proposed erection of garages.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 12/01/2000

Earliest Date for Decision : 13/02/2000

Latest Consultation Date/Site Notice Expiry Date : 13/02/2000

Application Expiry Date: 08/03/2000

Consultation Responses :

Landscape - No objection, subject to extra planting

Highways - No objection, subject to conditions.

W.T. Council - object due to Cramp appearance.

Planning Issues :

1) Settlement

1) Impact upon Area

2) W.T.C. & Landscaping

Application Number: F/2000/0340

Appraisal :

1) The proposal is for a pair of garages to the rear of the site for plots 3 & 4.
The devm was granted approval on appeal. The area marked on the plan for the new garage was formerly garden area to plot 3. The garages are 4m in height & situated to the rear of properties fronting Sarum Crescent. The garages will be some 18m from the rear elevations of these properties. There is also to be a 1.8m C.B.F which will further obscure views of the garages. As such, it is considered that the proposed garages will not have a significant detrimental impact upon the amenities of nearby residents. The H.A. has no objection as well as the landscape team provided that conditions regarding landscaping ~~are~~ & parking.
As such, the proposal is considered acceptable.

2) The W.T.C. consider the proposal to be cramp overall. The scheme was allowed on appeal & ∴, its general arrangement has been approved. The garages are considered adequate & altogh, garden area to plot 3 will be

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

taken up, there is still sufficient rear garden for this plot. As such, it is not considered cramp & still leaves sufficient circulation areas on the site. Whilst the landscape officer has asked for a plan detailing planting to the side

of the garage area. This area was to turfed & 1:1 no significant planting was proposed. As such, it is not considered necessary to ~~date~~ condition such a plan given the area of possible planting.

APPROVE

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 12 JAN 2000	Map No. 68A Site 0.09
Officer: BV / Application No. F/2000/0340	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF GARAGES

Location: PLOTS 3 & 4 WILTSHIRE DRIVE

Parish: WOKINGHAM Ward: Morreys 20.1.2000

Applicant: RIDGEMOUNT HOMES LTD

Fee Received 190-00 Required ..... Additional ..... Refund .....

(3)

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 : 20.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: ✓
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: ..... ✓
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

.....

NEIGHBOURS:

[redacted] S.N & N. Notification to all at Flats

1-15 Shaftesbury Court Wiltshire Drive

12 JAN 2000* 0340

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT

Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

The Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

10 January 2000

For the attention of Mr Vashi

Proposed Garages to Plots 3 and 4 Wiltshire Drive

Dear Sirs

Please find enclosed a detailed planning application for the erection of a garage to plots 3 and 4 on the above site currently under construction.

The application consists of the following documentation.

1. Six copies of drawing numbers 1314/G01
2. Six copies of the application forms
3. Certificate A
4. The prescribed fee of £190.00

I trust that the enclosed application will meet with your approval, but should there be any problems with the application please do not hesitate to contact this office.

Yours sincerely

John Irish

CC Ridge Mount Homes (Encs)

1789/a

SECTION 66 CERTIFICATE

Application No.

12. JAN. 2000* 0540

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.

- 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) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(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).

ALL APPLICANTS MUST COMPLETE THIS SECTION

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.

Agricultural Holdings Certificate

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

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 . . . [signature] . . . . . .

On behalf of . . . . . Ridgemont Homes . . . . . .

Date . . . . . 10 Jan 2000 . . . . . .

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

1933

12. JAN. 2000* 0540

ADDRESS LAND AT SHAFTESBURY COURT PARISH WOKINGHAM

PLOT No. OFF WILTSHIRE DRIVE ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/64658/F	TV HOUSING ASSOC.	4 DWELLINGS	5.6.97	REF
97/66570/F	TRIDENT GROUP	3 "	20.2.98	REF
98/67223/A	"	4 "	23.4.98	REF
A199/0191	Ridgemount Homes Ltd	4 New Houses	10.9.99	APP
C/67223/05	Trident Group	Comply w cond. 05 of 67223 for app. of materials	12.11.99	APP.
C/67223/03	"	D.C.C.-COND 3-67223 for Appl of landscaping plan	2.12.99	APP

MINISTRY DECISION 97/66570 - APPEAL ALLOWED - 13-8-98 98/67223 - APPEAL ALLOWED - 13-8-98

SPECIAL ORDERS

1769A

PLANNING APPLICATION PART I

12. JAN. 2000

WOKINGHAM DISTRICT COUNCIL

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	RIDGE MOUNT HOMES LTD
	ADDRESS	1 PRIORY COURT, TUSCAM WAY
		CAMBERLEY SURREY
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	THE EDWARDS IRISH P'SHIP
	ADDRESS	36 LANGBOROUGH ROAD
		WOKINGHAM BERKS
	POST CODE	RG40 2BT Tel. No. 0118-9894403
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	WILTSHIRE DRIVE
		WOKINGHAM
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.09 hA.
5. Give brief details of the proposal.	ABOUT THE APPLICATION	GARAGE TO PLOTS 3 AND 4
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	✓
1:500 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.

N/A

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.	RESIDENTIAL
12. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, 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.	TO MATCH HOUSES
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
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 N/A
16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? Please show details of the existing access and any proposed changes on the plans.	YES / NO
17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED? If, YES, please show details of any changes on the plans.	YES / NO
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	
	2	N/A
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
NET CHANGE		

20. HAS PROVISION BEEN MADE FOR THE DISABLED? If YES, please show on the submitted plans what is to be provided.	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 The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.	£190.00

SIGNED [signature] ON BEHALF OF Redge Mant Homes DATE 10/01/00

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.