APPLICATION NO:
F/2001/5270

LOCATION:
55 Rances Lane, Wokingham.

APPLICANT:
Ms M Arden & Mr B Hall C/O Roger Pring & Sons

PROPOSAL:
Proposed single storey front and rear extensions to dwelling, pitched roof to existing garage and erection of replacement conservatory.

APPROVED

EARLIEST DATE FOR DECISION: **15/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
07/01/2002

19 Dec - Last Day

CASE OFFICER: **Heidi Lynch**

Louise Smith
No OBS 10/01/02 SV

381

DO

RAILEX
Marbleboard

EASIFILE EP7

(LS)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Ms M Arden & Mr B Hall
C/O Roger Pring & Sons
278 Nine Mile Ride
Finchampstead
Wokingham
Berkshire
RG40 3NT

Application Number: F/2001/5270

Parish:	**WOKINGHAM**
Location:	**55, Rances Lane, Wokingham.**
Proposal:	**Proposed single storey front and rear extensions to dwelling, pitched roof to existing garage and erection of replacement conservatory.**

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

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

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

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

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

Informative

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

South East Area Local Plan Policies STV1, SBE1, SBE2, ST3 and ST5.
Deposit Draft Wokingham District Local Plan Policies WOS2, WBE1, WOS3, WT7 and WT6.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 02/01/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5270	LS
BUILDING CONTROL NUMBER.	FP 2002/2626 Central	
~~APPLICANT~~/AGENT	Rogers Long + Sons.	
ADDRESS OF SITE	55 Rances Lane WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S front + rear exts. (pitched roof to existing garage + replacement conservatory DC only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	01/376/1	01/376/1
ELEVATIONS	01/376/6	01/376/6
FLOOR PLANS	01/376/5	01/376/5

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	2/1/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	28/1/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



WORK SHEET FOR : Heidi Lynch

Application Number : F/2001/5270

Applicant : Ms M Arden & Mr B Hall C/O Roger Pring & Sons.

Location : 55, Rances Lane, , Wokingham.
Proposal : Proposed single storey front and rear extensions to dwelling, pitched roof to existing garage and erection of replacement conservatory.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 17/12/01

Date Registered : 12/11/2001

Earliest Date for Decision : 15/12/2001

Latest Consultation Date/Site Notice Expiry Date : 15/12/2001

This application will have expired on: 07/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - no objections

Ide.

Planning Issues :

Identified Settlement - WOS2 STV1

Impact on Neighbours } WBE1, WOS3, SBE1, SBE2.
Impact on Streetscene }

Parking + Highways - WT7, WT6, ST3, ST5

Application Number: F/2001/5270 – 55 Rances Lane, Wokingham

Appraisal:

Development
The site is a two storey detached dwelling situated within the identified settlement of Wokingham.

The proposed development is for single storey front and rear extensions to the dwelling, a pitched roof to the existing garage and the erection of a replacement conservatory.

The front extension would comprise of a bathroom and entrance hall to the far left of the dwelling. The former would project 2.2m from the front of the house, extending 2.2m across this front elevation and the adjoining hallway projecting 1.2m and 1.2m in width. It would have a pitched roof, 2.2m to the ridge and 3.6m to the eaves, with a 0.8m flat roof behind.
The existing garage flat roof would be converted to a pitched roof, 2.2m to the ridge and 3.4m to the eaves.

The rear extension is for a conservatory and dining room, which would replace the existing conservatory. The new conservatory would project 4m from the dwelling and be 3.5m in width, with a pitched roof 2.3m to the ridge and 3.5m to the eaves. The adjoining dinning room would project 3.1m and be 3.5m in width, similarly a pitched roof is proposed measuring 2.3m to the ridge and 3.5m to the eaves.

1. Impact upon neighbouring properties
   The front extension would be 2m from the boundary with No53, which is marked by a 1.5m close-boarded fence. No adverse effects are considered in terms of overshadowing, overlooking and being overbearing due to the size of the mass and the fact that no additional windows are proposed in this side elevation.

   To the rear of the dwelling, the boundary treatment with No53 comprises of a close-boarded fence measuring 1.8m in height and with No57 a 1.7m brick wall and hedge. A 1.7m fence marks the rear boundary with thick conifers behind. The development will project a further 1.5m from the existing conservatory edge with the additional height of the pitched roof. However, these modifications are not considered to exert an adverse effect on the neighbouring properties.

2. Impact upon the character of the area
   The street supports a variety of housing designs, some of which have similar style porch extensions as the above proposed (notably No's 52 &56). The

new pitched garage roof will compliment the proposed extension and balance the overall front elevation of the dwelling.

The rear extension will match existing materials and, as it would be screened from the street, no detrimental effects are considered.

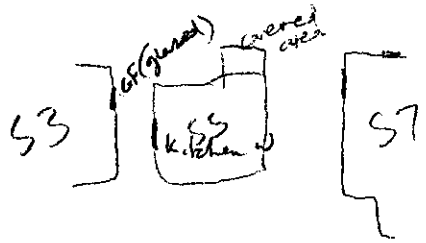
Approval: ~~**Refusal:**~~

✓

Application Number F/2001/5270
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	

LOCATE NEXT DOORS WINDOWS



SE Area Local Plan.

RECORD OF SITE VISIT

SITE ADDRESS: 55 Rances Lane Wokingham.

APPLICATION NUMBER: F/2001/5270

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 17/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Y (gate)

2. DESCRIPTION OF SURROUNDINGS
residential rd, mixture of redbrick, brown concrete roof tile detached houses and white/red render. assortment of styles - 2 storey. Houses set back from rd.
Next door has front + rear extensions

3. DESCRIPTION OF SITE/BUILDING
gf - redbrick, 1st fl - white render - brown c'creat tile roof.
existing rear conservatory + high level canopy.

4. RELATIONSHIP TO ADJOINING PROPERTIES
front / back
No 53 cb fence 1.5m high) 57 hedge 1m high.
No 53 1.8m cb fence + hedge.
No 57 1.7m brick wall. → continues as hedge.
rear 1.7m.
enclosed gdns
bushes beyond x 2 height

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING — N/A.

LEVELS —

BOUNDARY TREATMENT As above.

OTHERS

~~Single~~ porch ~~extension~~ , 52, 46

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 21 November 2001

Application Number: F/2001/5270

Proposal: Proposed single storey front and rear extensions to dwelling, pitched roof to existing garage and erection of replacement conservatory.

Parish: WOKINGHAM TOWN

Site Address:
55, Rances Lane, , Wokingham.

Applicant:
Ms M Arden & Mr B Hall C/O Roger Pring & Sons.

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).

Signed: _____ **Print name:** AC 23/11/01

Received by Wokingham District Council

Application No: F/2001/5270

Proposal:
Proposed single storey front and rear extensions to dwelling, pitched roof to existing garage and erection of replacement conservatory.

Location:
55, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5270 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/12/2001. 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 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.

Head Planning and Transportation

21 November 2001

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

Tel: (0118) 974 6442

Date: **21 November 2001**

My ref: F/2001/5270

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

Dear Councillor

Application Number: F/2001/5270
55, Rances Lane, , Wokingham.
Proposed single storey front and rear extensions to dwelling, pitched roof to existing garage and erection of replacement conservatory.

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 **Heidi Lynch** on **(0118) 974 6442**.

Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5270**
55, Rances Lane, , Wokingham.
Proposed single storey front and rear extensions to dwelling, pitched roof to existing garage and erection of replacement conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

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

Tel: (0118) 974 6442

Date: **21 November 2001**

My ref: F/2001/5270

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/2001/5270
55, Rances Lane, , Wokingham.
Proposed single storey front and rear extensions to dwelling, pitched roof to existing garage and erection of replacement conservatory.

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Yours faithfully,

Heidi Lynch

Development Control Officer

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2001/5270**
55, Rances Lane, , Wokingham.
Proposed single storey front and rear extensions to dwelling, pitched roof to existing garage and erection of replacement conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 12 NOV 2001	
Officer: HL	Application No. F/2001/5270

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

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

Description:
(F) PROPOSED SINGLE STOREY FRONT & REAR EXTENSIONS TO DWELLING, PITCHED ROOF TO EXISTING GARAGE AND ERECTION OF REPLACEMENT CONSERVATORY

Location: 55 RANCES LANE

Parish: WOKINGHAM Ward: NORCOTT

Applicant: MS ARDEN & MR B HALL

Fee (b) Received 95-00 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	Only side elevation of conservatory is shown		
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 : 22/11 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.

12.NOV.2001* 5270

ROGER PRING & SONS.

278, Nine Mile Ride, Finchampstead,
Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502.
Facsimile no.; 0118 973 6290.

ARCHITECTURAL & SURVEYING CONSULTANTS

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

9 November 2001

Dear Sirs/Madam,

Re; Single storey front and rear extensions andnew pitched roof to existing garage projection removal of existing conservatory and erection of new at 55, Rances Lane, Wokingham, Berkshire, RG40 2LG.

Enclosed herewith, are 6 copies of the Householder application form, duly completed and signed, together with 6 sets of drawings nos. 01/376/1 to 6 and my cheque, made payable to Wokingham District Council for the sum of £95.00p, in respect of the application fee.

We do not anticipate any problems with the application but if there are any issues you would like to discuss to ensure a favourable outcome from my clients point of view, please give me a call.

Yours faithfully,

Roger Pring.

C/C Ms. M. Arden & Mr. B. Hull.

REGISTERED NO. 2284491

12.NOV.2001* 5270

ROGER PRING & SONS

278, Nine Mile Ride, Finchampstead,
Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502.
Facsimile no.; 0118 973 6290.

ARCHITECTURAL & SURVEYING CONSULTANTS

PLANNING SERVICES | HPT 49952
16 NOV 2001
COMES TO: | ACK: | FILE:

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

11 November 2001

Dear Sirs/Madam,

Re; Planning application for
single storey front and rear extensions and new pitched roof to existing garage projection, removal of existing conservatory and erection of new at
55, Rances Lane, Wokingham, Berkshire, RG40 2LG.

On the 9/11/01 I sought Planning Consent for the above works.I unfortunately mis-spelt the second applicant's name. This should read Mr. B. Hall not Hull.

Yours faithfully,

Roger Pring.

C/C Ms. M. Arden & Mr. B. Hall.

REGISTERED NO. 2284491

Environmental Services

For office use only
Application number: 12.NOV.2001* 5270

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	MS.M.ARDEN & MR. B.HALL.
	Address and postcode	55. RANCES LANE. WOKINGHAM. BERKSHIRE. RG40 2LG.
	Phone number	0118 978 3268
2	Agent's Name	ROGER PRING & SONS.
	Address and postcode	278, NINE MILE RIDE. FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE, RG40 3NT.
	Phone number	0118 973 3502
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.	55 RANCES LANE WOKINGHAM BERKSHIRE RG40 2LG
4	Give brief details of the proposal for example, two storey side extension About the application	SINGLE STOREY FRONT & REAR EXTENSIONS, PITCHED ROOF TO EXG GARAGE PROJECTION, REMOVAL OF EXG CONSERVATORY & CONSTRUCTION OF NEW TO REAR.
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.	BRICKS & TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: NIL
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: [signature]

on behalf of MS. M. ALDEN & MR. B. HALL

Date 9/11/01

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

Environmental Services

For office use only.
Application number: 12.NOV.2001* 5270

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	MS.M.ARDEN & MR. B.HALL.
	Address	55. RANCES LANE.
	and postcode	WOKINGHAM.
		BERKSHIRE.
		RG40 2LG.
	Phone number	0118 978 3268.
2	Agent's Name	ROGER PRING & SONS.
	Address	278, NINE MILE RIDE.
	and postcode	FINCHAMPSTEAD.
		WOKINGHAM,
		BERKSHIRE. RG40 3NT.
	Phone number	0118 973 3502
3	Site	55 RANCES LANE
	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.	WOKINGHAM
		BERKSHIRE
		RG40 2LG
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY FRONT & REAR EXTENSIONS, PITCHED ROOF TO EXG GARAGE PROJECTION. REMOVAL OF EXG. CONSERVATORY & CONSTRUCTION OF NEW TO REAR.
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.	BRICKS & TILES TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: NIC
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: IMG

on behalf of MS. H. ALDEN & MR. B HALL

Date 9/11/01

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

ADDRESS 55 RANCES LANE PARISH WOK

PLOT No. ORD. SHEET No. 76

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP 613		Erect 10 hses & garages	8/10/53	Unc
TP 629		do - sup 613	10/12/53	C in
BR 3796	MR. G. E. CAIGER	EXTENSION TO GARAGE	20-11-75	APP. N/A
03753	"	" "	22-1-76	N/A O/A

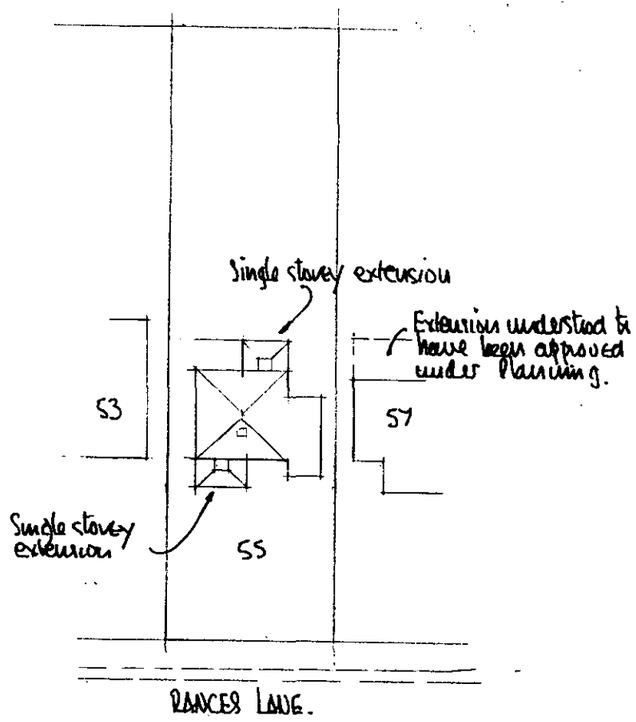
DATE OF COMPLETION

MINISTRY DECISION

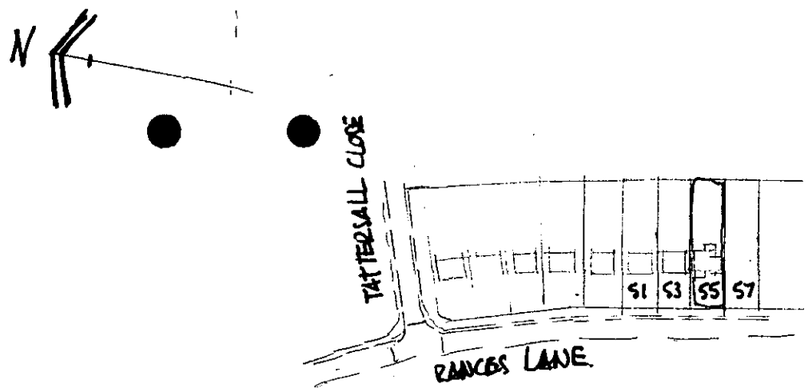
SPECIAL ORDERS

DRAINAGE

091074



SITE/BLOCK PLAN 1:500

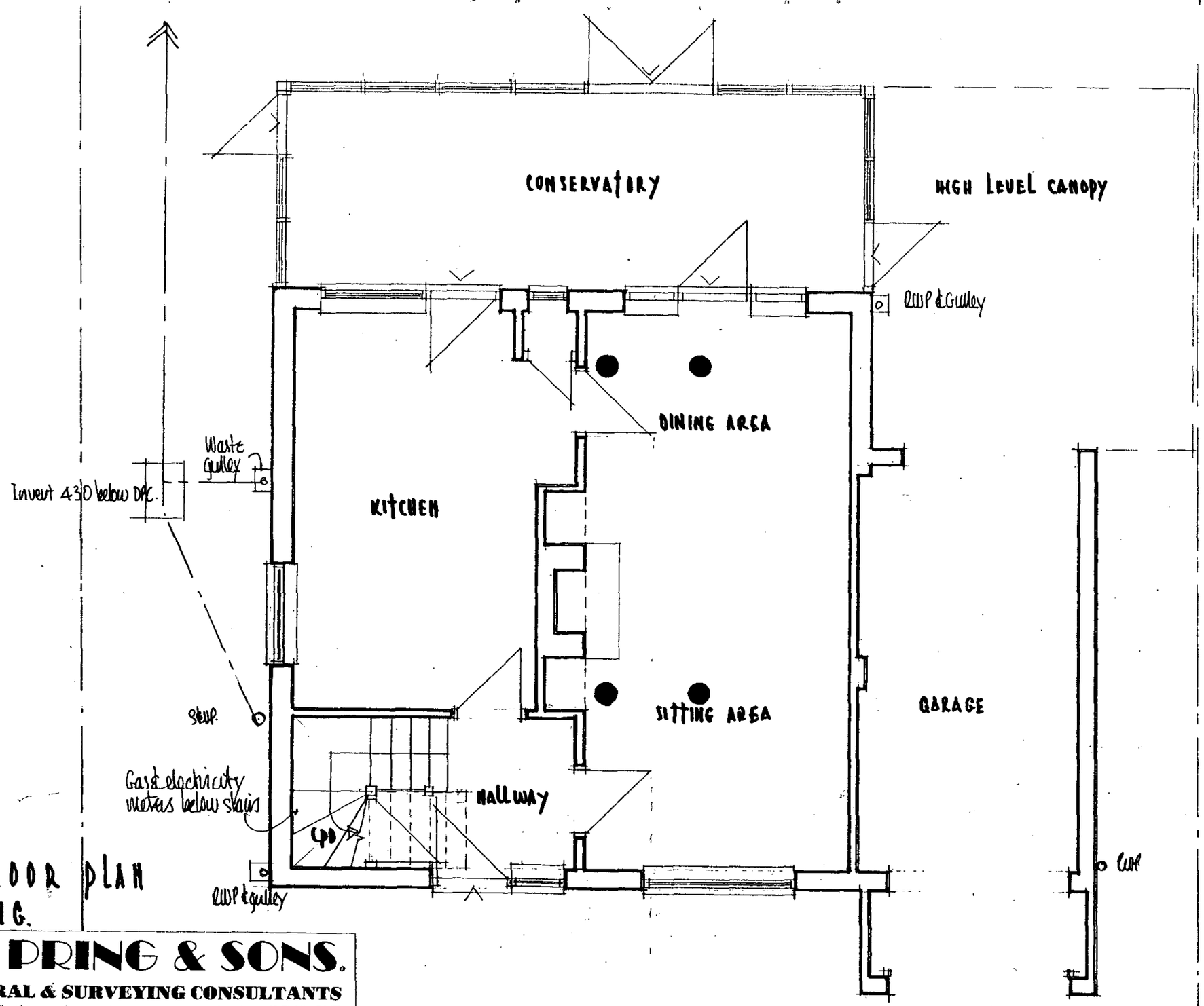


LOCATION PLAN 1:2500

55, RANCES LANE, WOKINGHAM, BERKSHIRE, RG40 2LG

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.
DRG. NO. 01/376/1 SCALE. AS SHOWN. DATE NOV. 01
Revisions;

12.NOV.2001* 5270



GROUND FLOOR PLAN
AS EXISTING.

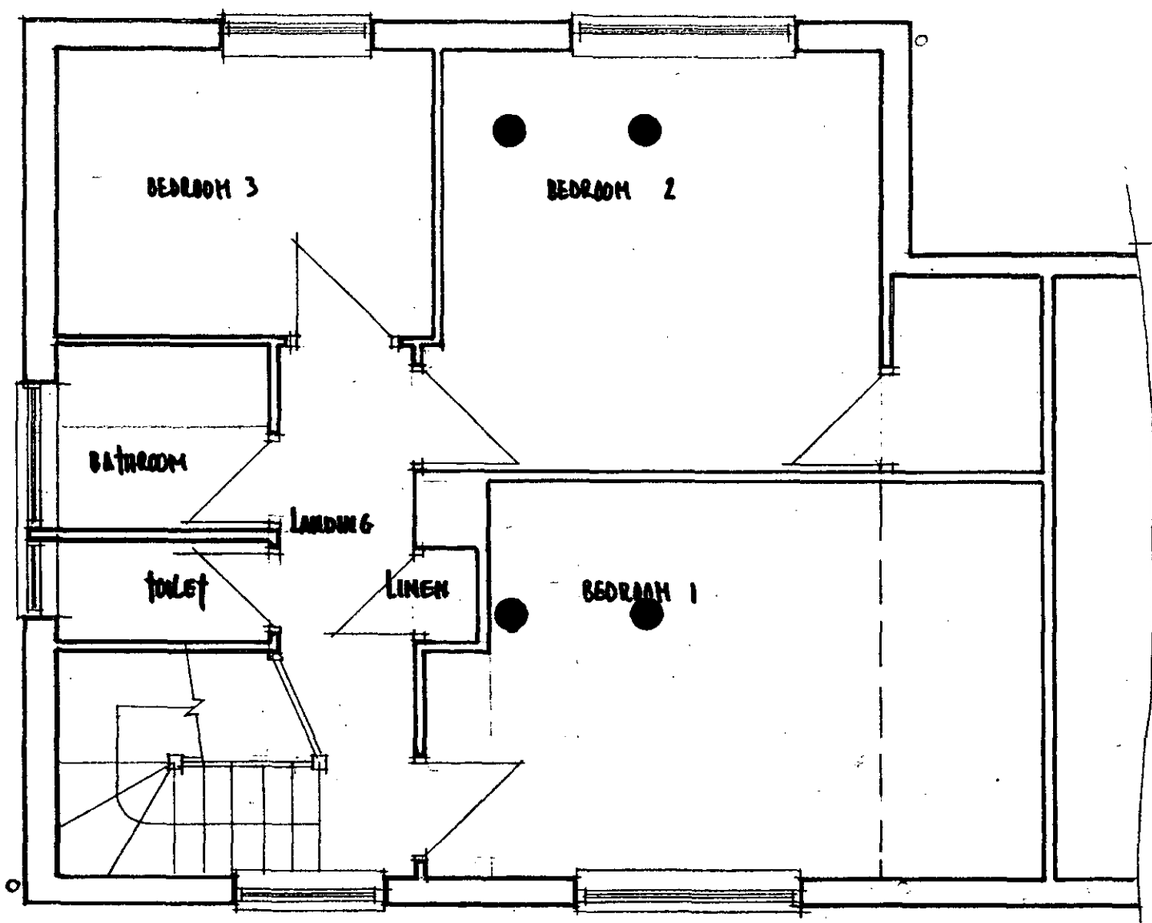
ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

DRG. NO. 01/376/2 SCALE. 1:50 . DATE NOV. 01

55, RANCES LANE WOKINGHAM, BERKSHIRE, RG40 2LG.

12.NOV.2001* 5270

All joists span from side to side.



FIRST FLOOR PLAN: AS EXISTING.

0 10 20 30 40 50 60 70 80 90 100
0 2 3

55, RANCES LANE, WOKINGHAM, BERKSHIRE, RG40 2LG.

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ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.: 0118 973 3502. Facsimile no.: 0118 973 6290.
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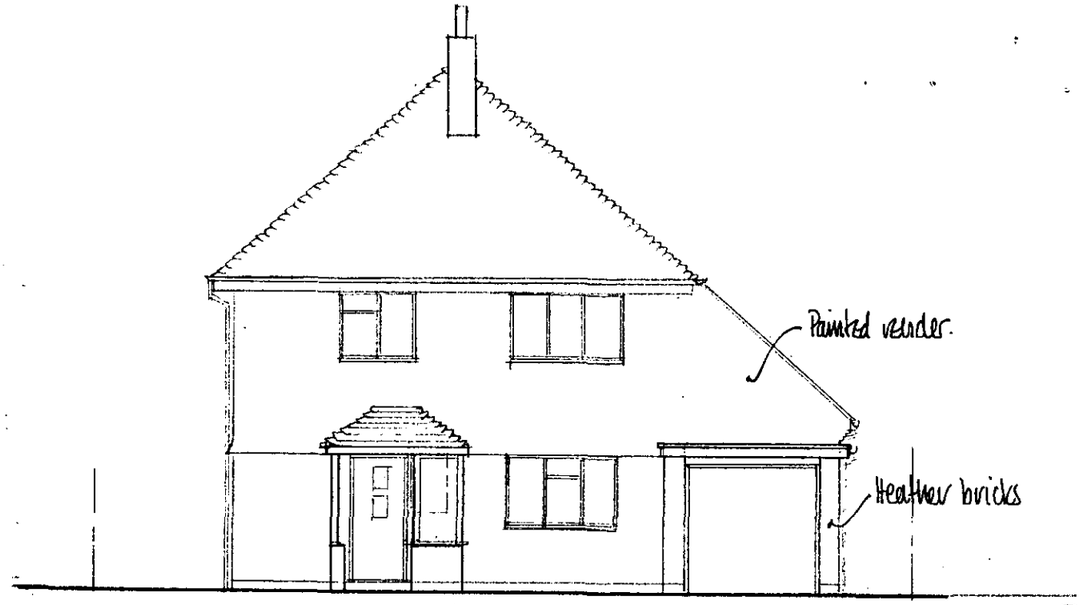
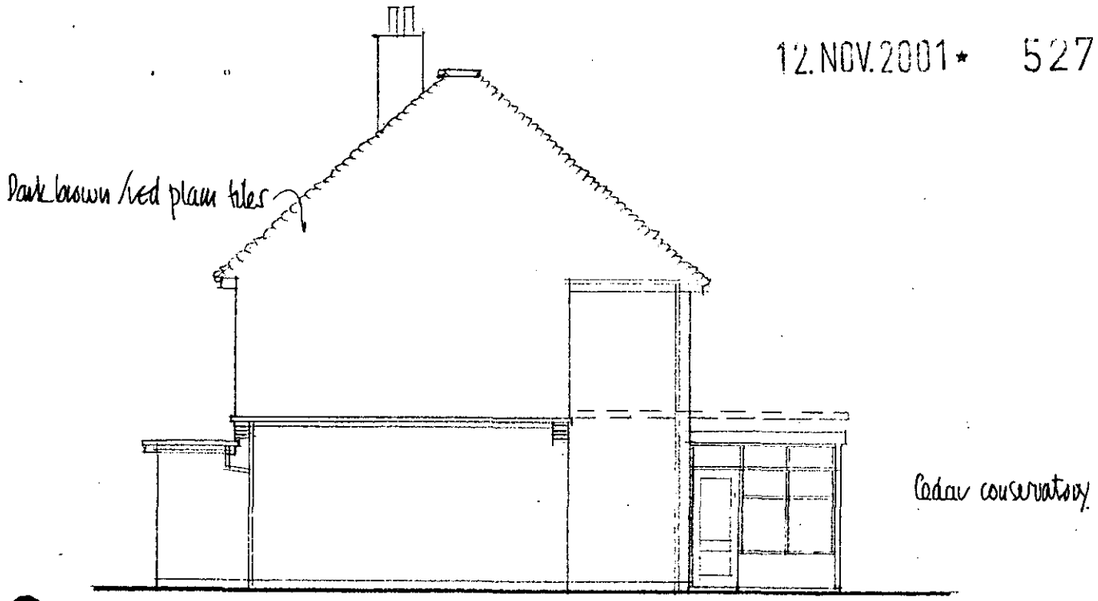
Revisions:

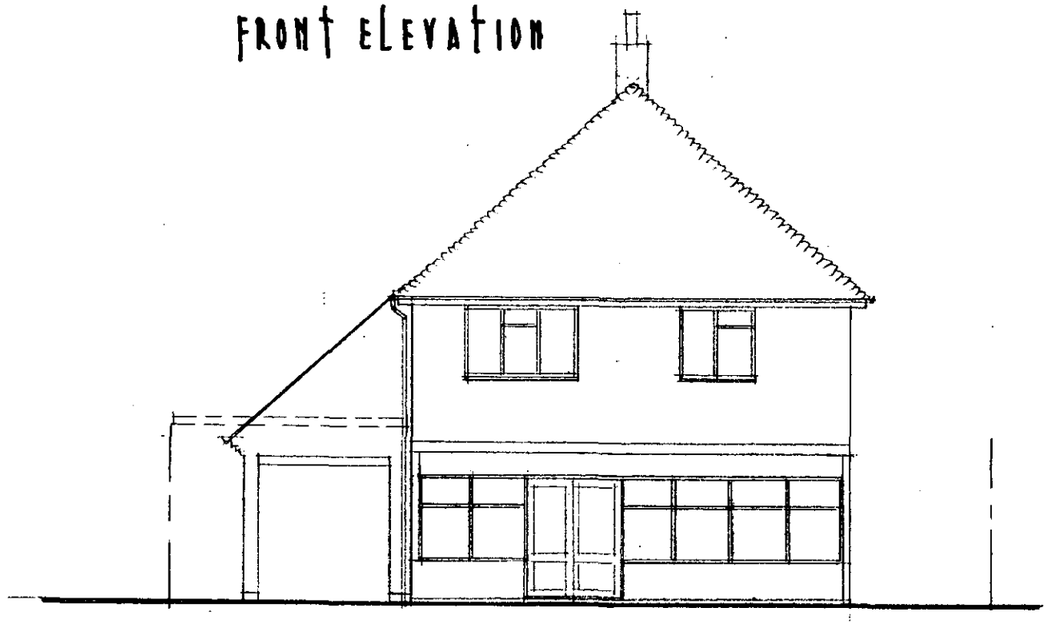
12.NOV.2001 * 5270



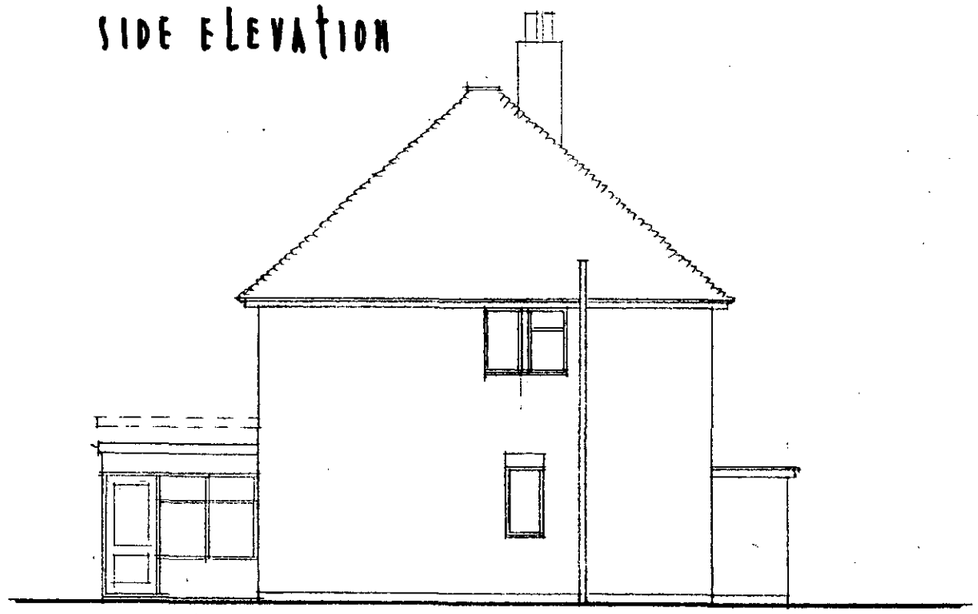
FRONT ELEVATION



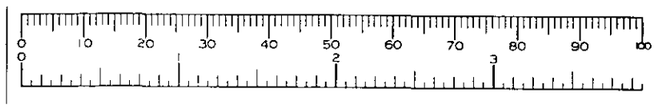
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



55, RANGES LANE, WOKINGHAM, BERKSHIRE, RG40 2LG

ROGER PRING & SONS
ARCHITECTURAL & SURVEYING CONSULTANTS
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DRG. NO. 01/376/4 SCALE. 1:100 . DATE NOV. '01

Revisions;

12.NOV.2001 * 5270

50 mm step.

Triple joists

Struts

Double joists

CONSERVATORY.

Outer skin rebuilt to door jamb.

PROPOSED DINING ROOM

Client requires flush walls, ie. no piers at beam bearings *

Beam over to be concealed above ceiling level.

New lightweight blockwork raised off existing floor slab.

KITCHEN

Exg drain

New drain

NB incoming electrical mains to be ducted below extension.

SITTING ROOM

GARAGE

Reveal to extended wall to line with junction between u/s of stairs & level ceiling. Support over to be concealed in floor void over.

New gas meter housing to relocated gas meter

Enlarged under stairs cupboard. Electrics retained

ENLARGED HALLWAY

Rehang door

PROPOSED SHOWER ROOM

Shower tray 900×900

Lintels over

1200 high window. (To match sitting room)

Extract

Marley collar boss, below WC to receive wastes from shower & LB.

Basin in vanity unit

WC

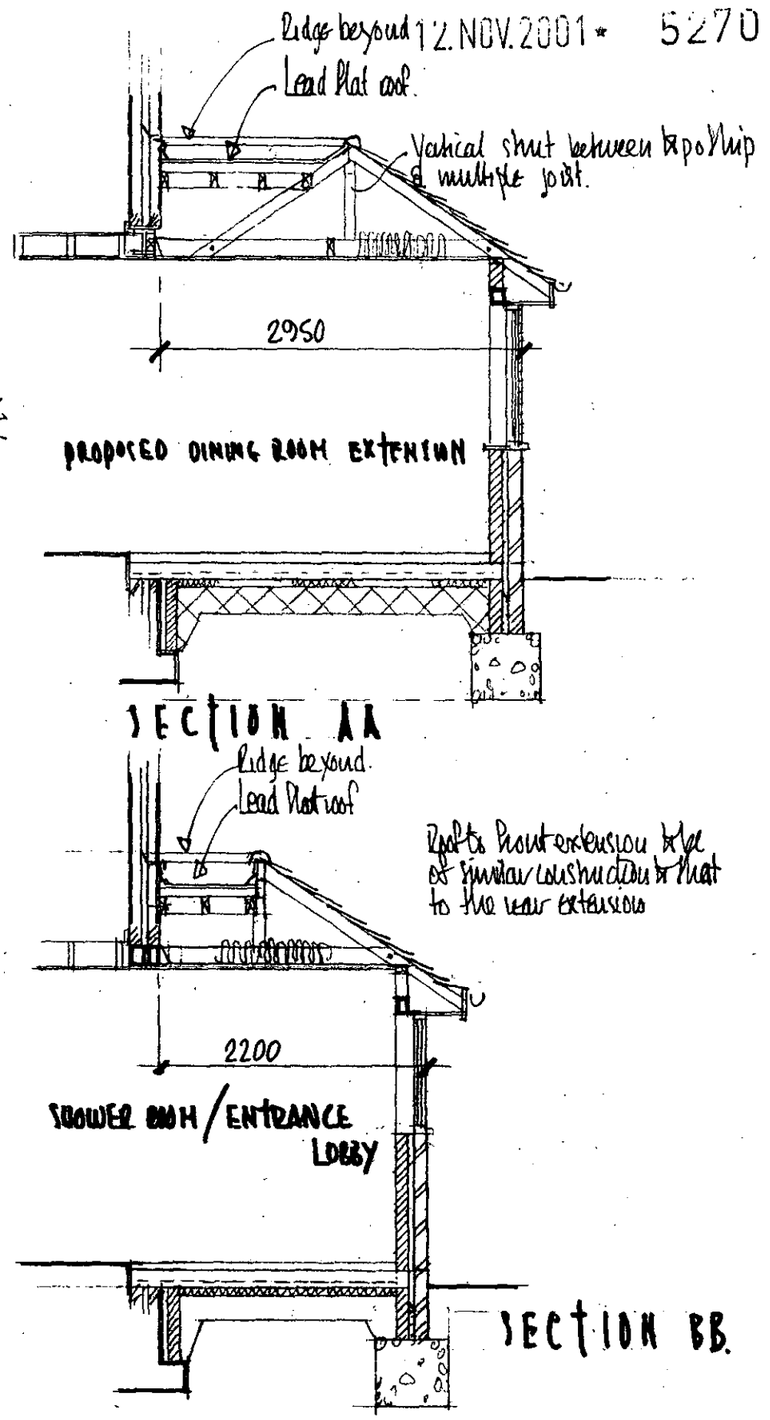
Rad

990 deep window

GROUND FLOOR PLAN : AS PROPOSED.

150 sq. treated SW post in galvanised MS shoe.

55, RANCES LANE, WOKINGHAM, BERKSHIRE, RG40 2LG



SECTION AA

SECTION BB.

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
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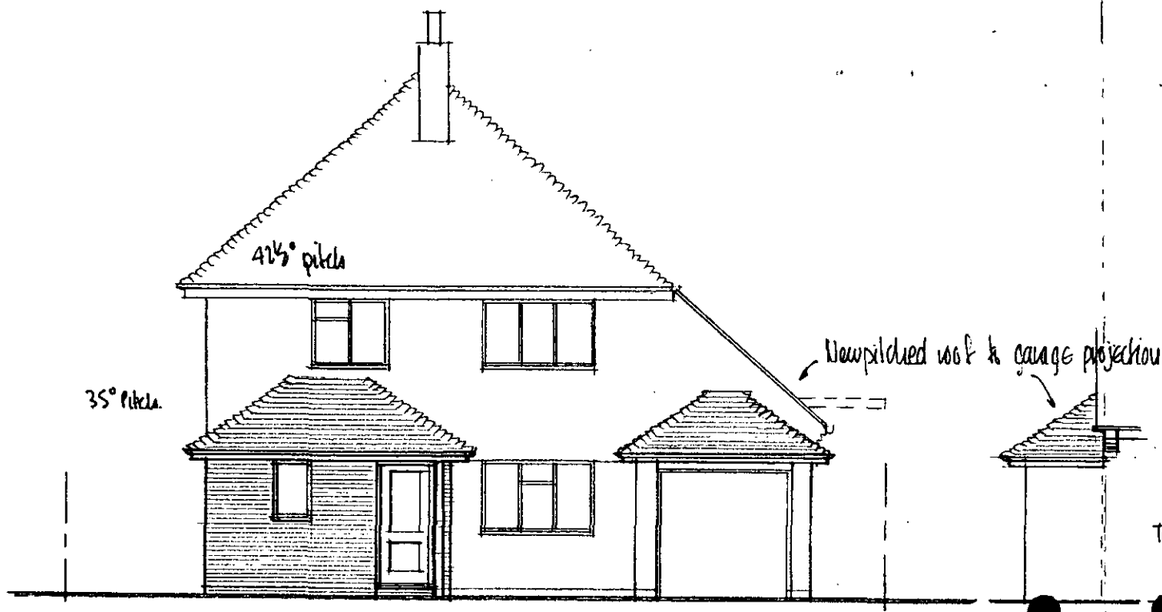
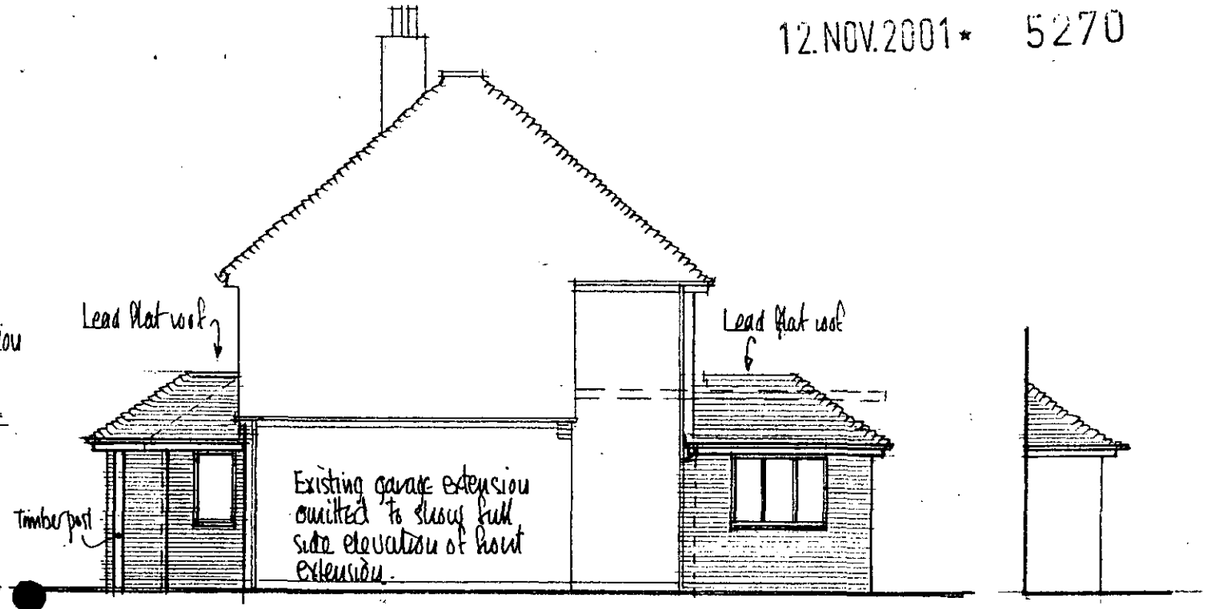
Revisions;.....

12.NOV.2001 * 5270



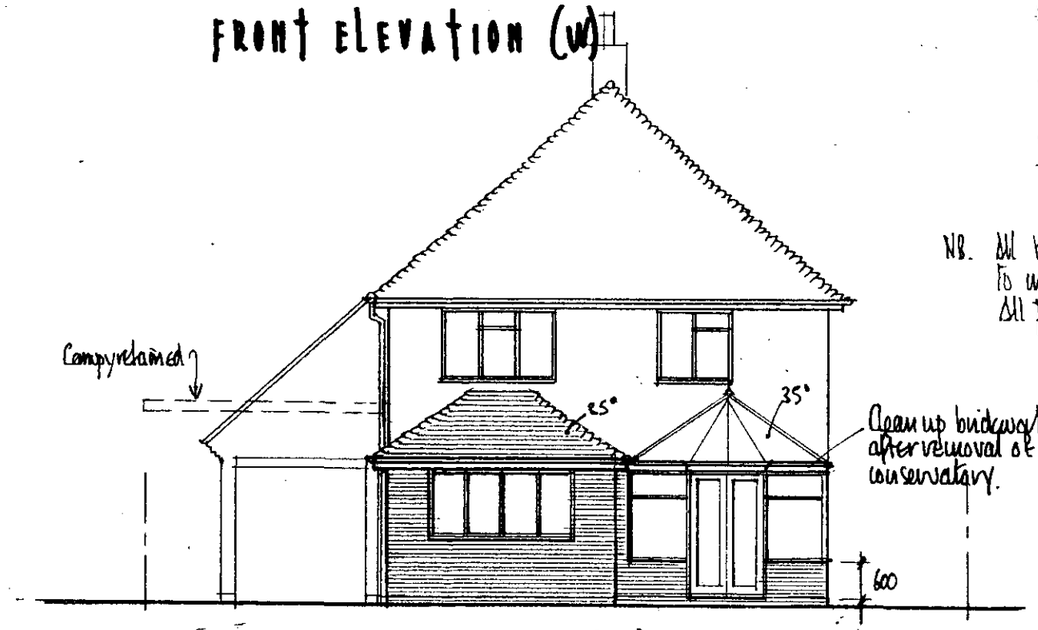
FRONT ELEVATION (W)



SIDE ELEVATION (S)

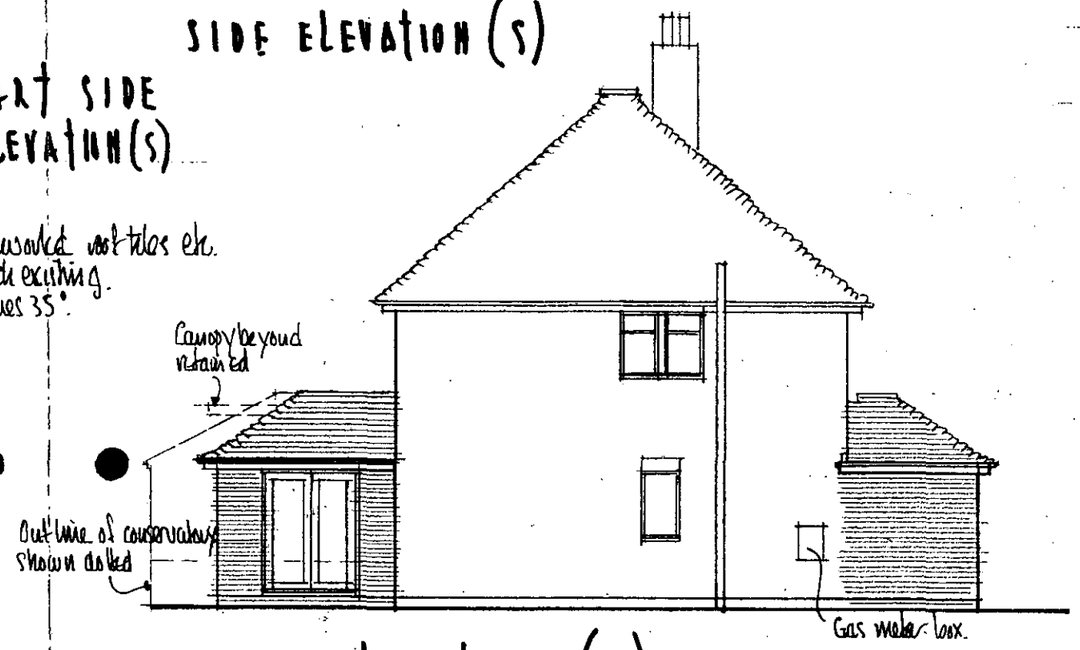
GARAGE RETURN ELEV.

PART SIDE ELEVATION (S)

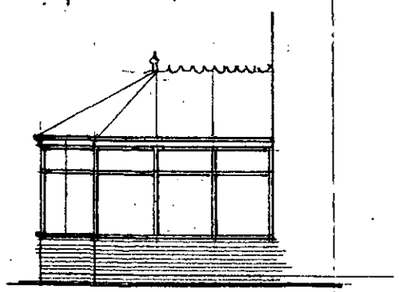


REAR ELEVATION (E)

NB. All brickwork, roof tiles etc. To match existing. All pitches 35°.



SIDE ELEVATION (N)



SIDE ELEV. OF CONSERVATORY.

ELEVATIONS : AS PROPOSED

55, RANGES LANE, WOKINGHAM, BERKSHIRE, RG40 2LG

ROGER PRING & SONS

ARCHITECTURAL & SURVEYING CONSULTANTS

278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT

Telephone no.: 0118 973 3502. Facsimile no.: 0118 973 6290.

DRG. NO. 01/376/6 SCALE. 1:100 . DATE NOV. '01

Revisions:.....

12.NOV.2001* 5270



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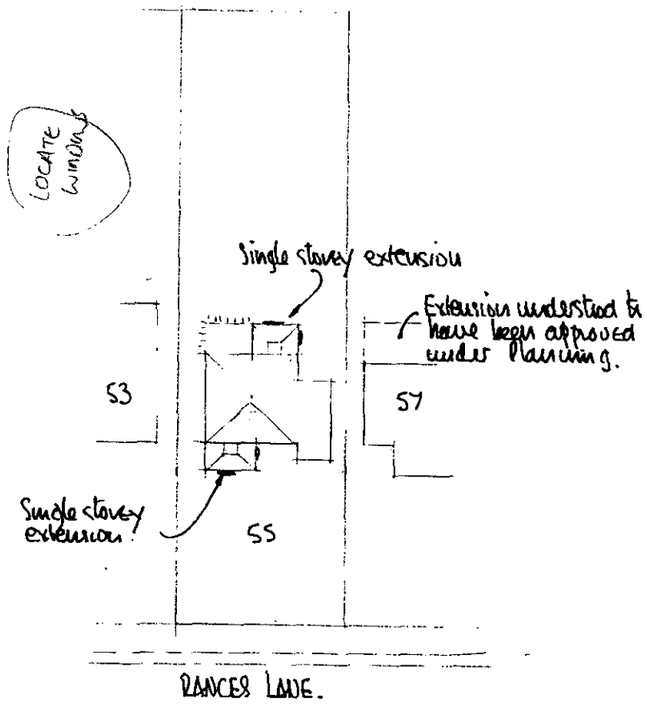
Development Control Section, Environmental Services, Wokingham District Council.
20 November 2001 Scale: 1 : 1250

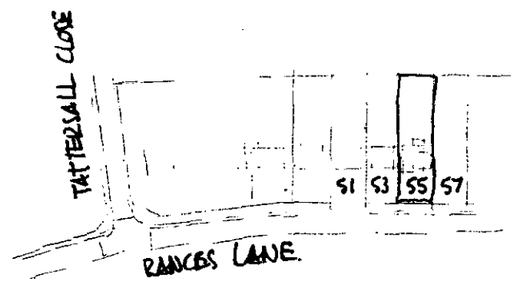
N W E S

12.NOV.2001* 5270

APPROVED

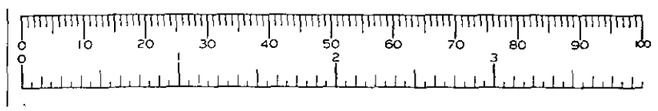


SITE/BLOCK PLAN 1:500



LOCATION PLAN 1:2500

55, RANCES LANE, WOKINGHAM, BERKSHIRE, RG40 2LG

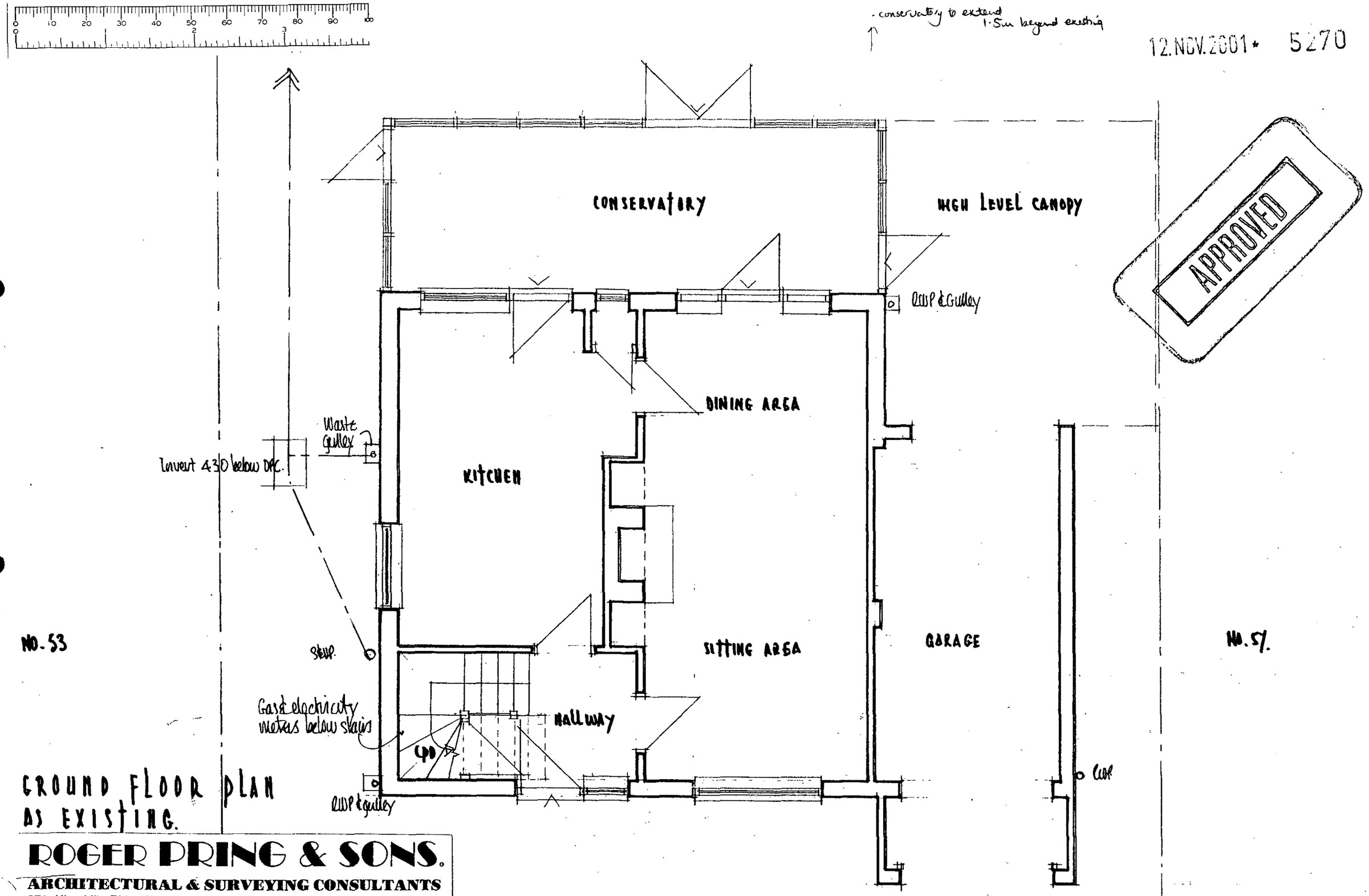


ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.; 0118 973 3502. Facsimile no.; 0118 973 6290.

DRG. NO. 01/376/1 SCALE. AS SHOWN. DATE NOV. 01

Revisions;

28/1/02



GROUND FLOOR PLAN AS EXISTING.

ROGER PRING & SONS.
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
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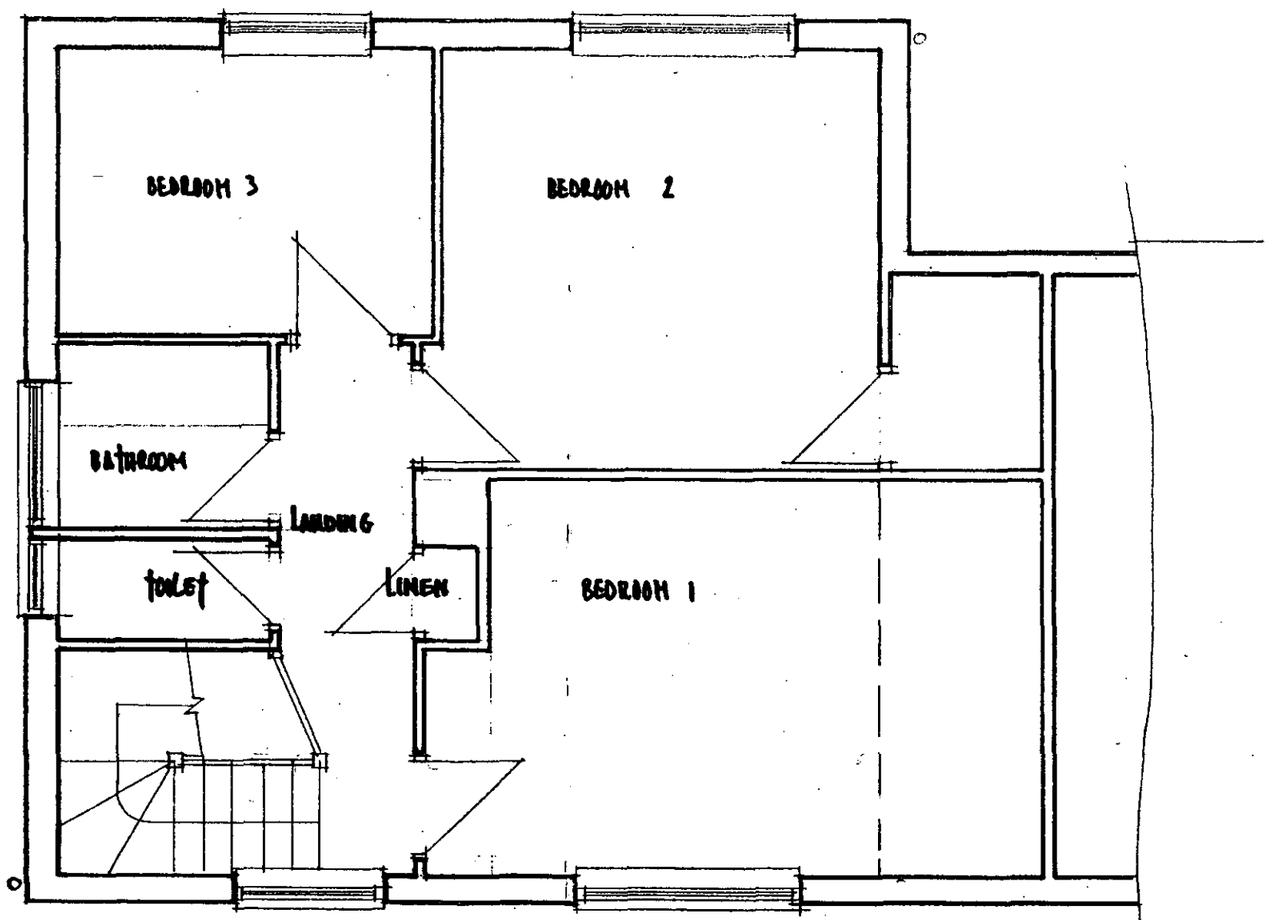
DRG. NO. 01/376/2 SCALE. 1:50 . DATE NOV. '01
Revisions;.....

55, RANCES LANE WOKINGHAM, BERKSHIRE, RG40 2LG.

12.NOV.2001 * 5270

All joists span Room side to side.

APPROVED



FIRST FLOOR PLAN - AS EXISTING.

55, RANCES LANE, WOKINGHAM, BERKSHIRE, RG40 2LG.

ROGER PRING & SONS
ARCHITECTURAL & SURVEYING CONSULTANTS
278, Nine Mile Ride, Finchampstead, Wokingham, Berkshire, RG40 3NT.
Telephone no.: 0118 973 3502. Facsimile no.: 0118 973 6290.

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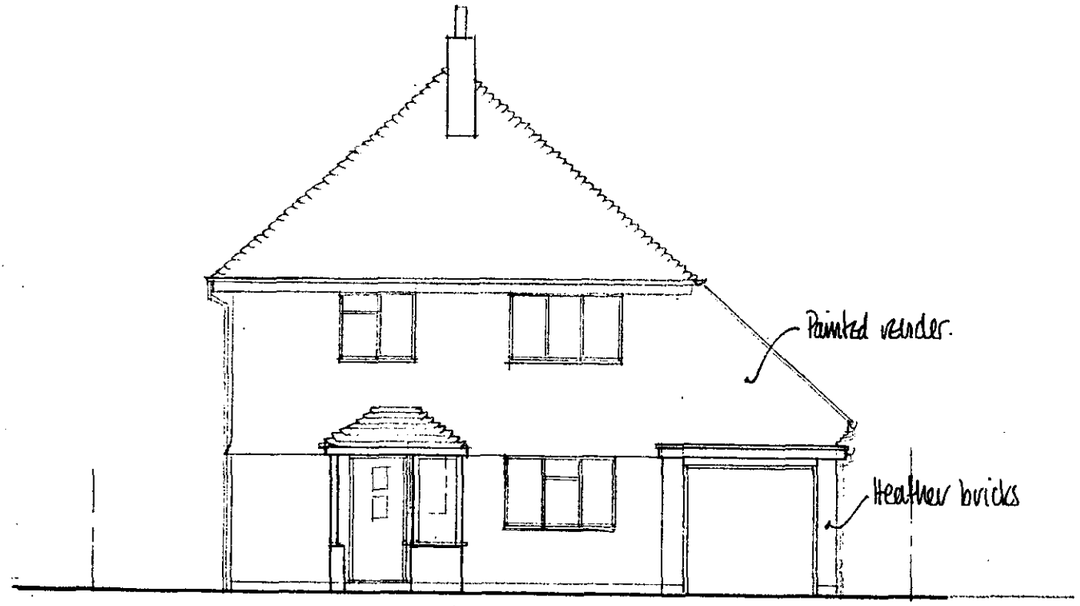
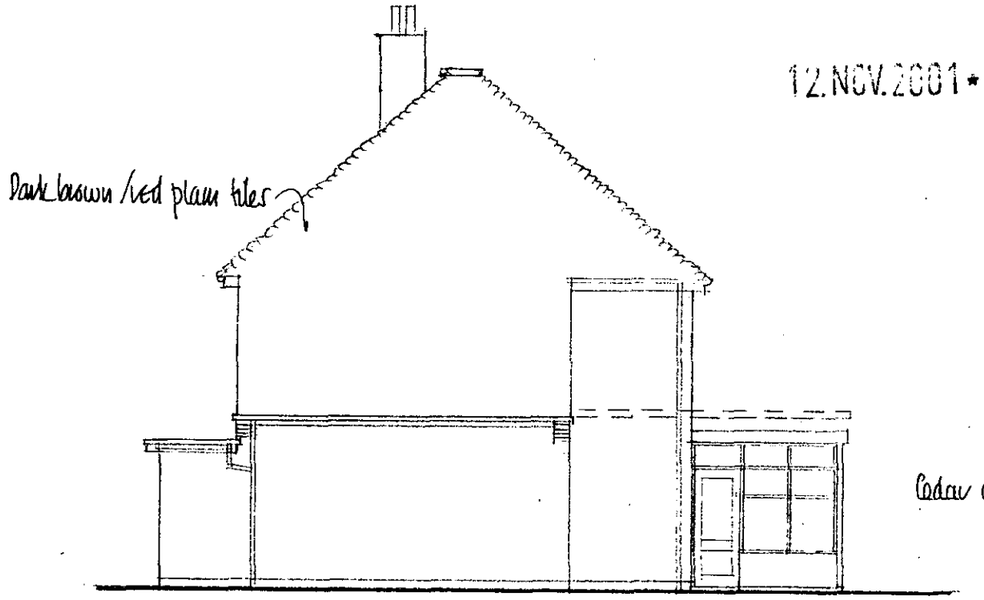
Revisions:

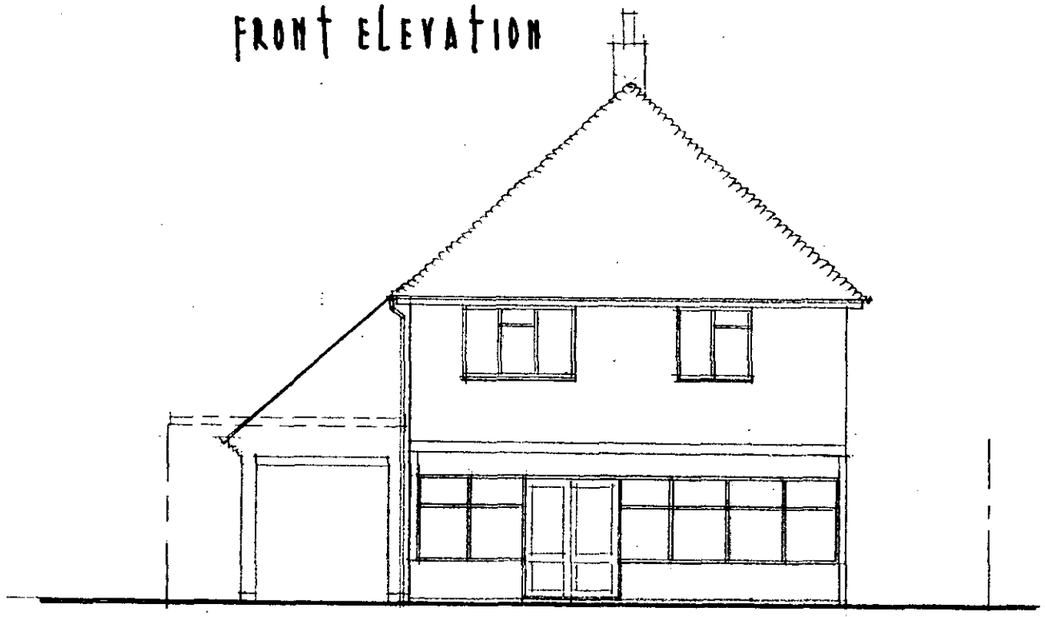
12.NOV.2001* 5270



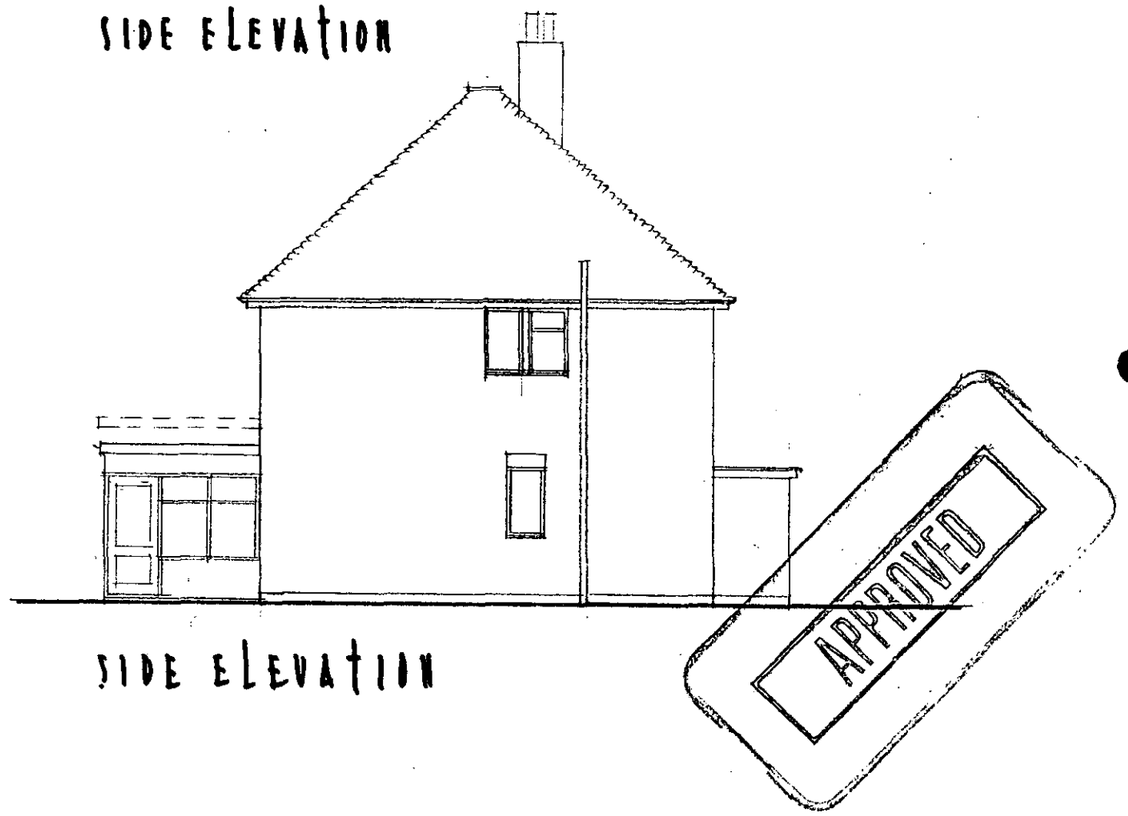
FRONT ELEVATION



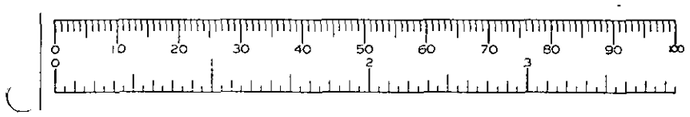
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



55, RANCES LANE, WOKINGHAM, BERKSHIRE, RG40 2LG

ROGER PRING & SONS
ARCHITECTURAL & SURVEYING CONSULTANTS
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DRG. NO. 01/376/4 SCALE. 1:100 . DATE NOV. '01

Revisions:

12.NOV.2001 * 5270

50 mm step.

Triple joists

Struts

Double joists

CONSERVATORY

Outer skin rebuilt to door jamb.

PROPOSED DINING ROOM

Client requires flush walls, ie. no piers at beam bearings *

Beam over to be concealed above ceiling level.

New lightweight blockwork raised off existing floor slab.

KITCHEN

Exg drain

New drain

NB incoming electrical mains to be ducted below extension.

SITTING ROOM

GARAGE

Reveal to extended wall to line with junction between u/s of stairs & level ceiling. Support over to be concealed in floor void over.

New gas meter housing to relocated gas meter.

Enlarged under stairs cupboard. Electrics retained

ENLARGED HALLWAY

Retract door

PROPOSED SHOWER ROOM

Shower tray 900x900

Lintels over

1200 high window. (To match sitting room).

Extract

Basin in vanity unit

Marley collar boss below WC to receive wastes from shower & LB.

WC

Rad

990 sleep window

150 sq treated SW post in galvanised HS shoe.

GROUND FLOOR PLAN : AS PROPOSED.

55, RANCES LANE, WOKINGHAM, BERKSHIRE, RG40 2LG

Ridge beyond

Lead flat roof

Vertical shut between top plate & multiple joist.

2950

PROPOSED DINING ROOM EXTENSION

SECTION AA

Ridge beyond.

Lead flat roof

Roof to front extension to be of similar construction to that to the rear extension

2200

SHOWER ROOM / ENTRANCE LOBBY

SECTION BB.

APPROVED

ROGER PRING & SONS.

ARCHITECTURAL & SURVEYING CONSULTANTS

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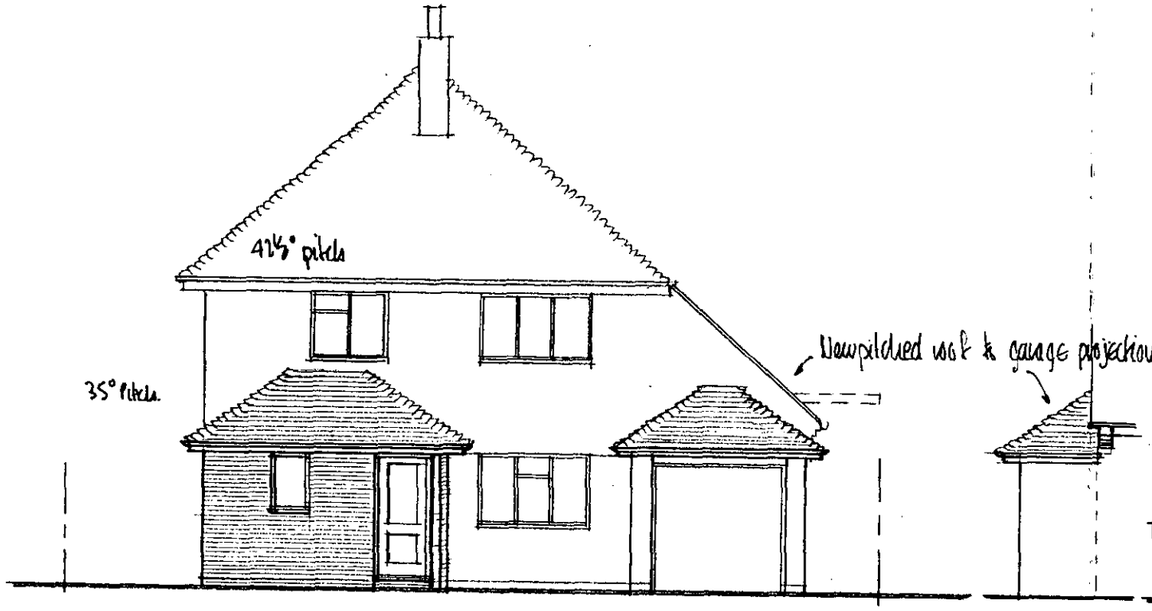
DRG. NO. 01/376/S SCALE. 1:50 . DATE NOV. '01

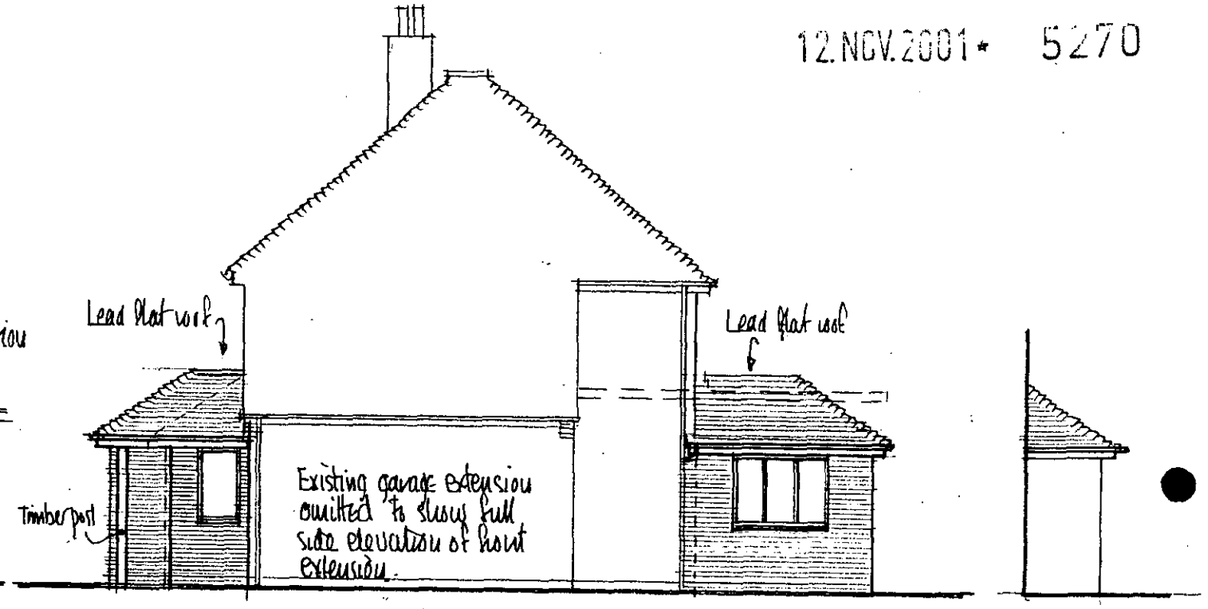
Revisions;.....

28/1/02

12.NOV.2001 * 5270



FRONT ELEVATION (W)

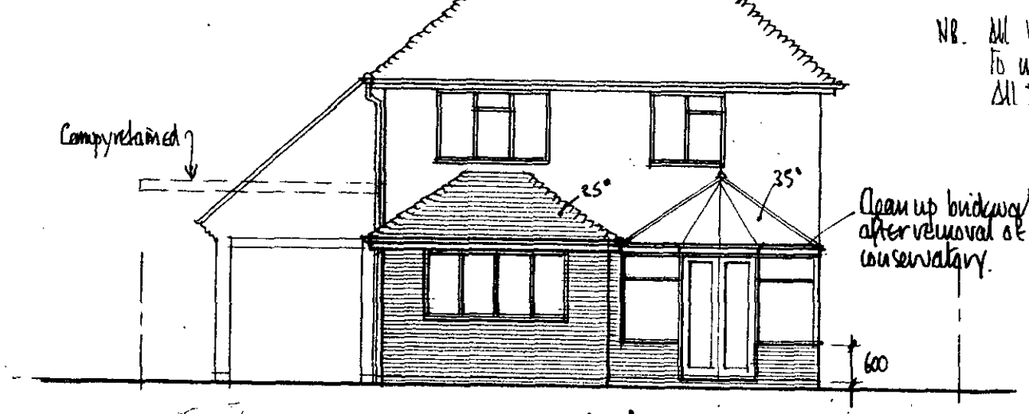


SIDE ELEVATION (S)

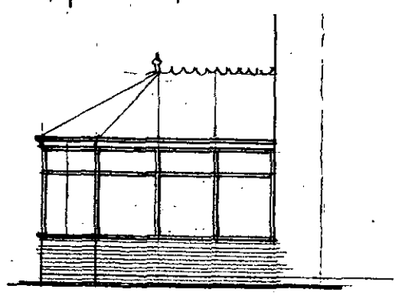
GARAGE RETURN ELEV.

PART SIDE ELEVATION (S)

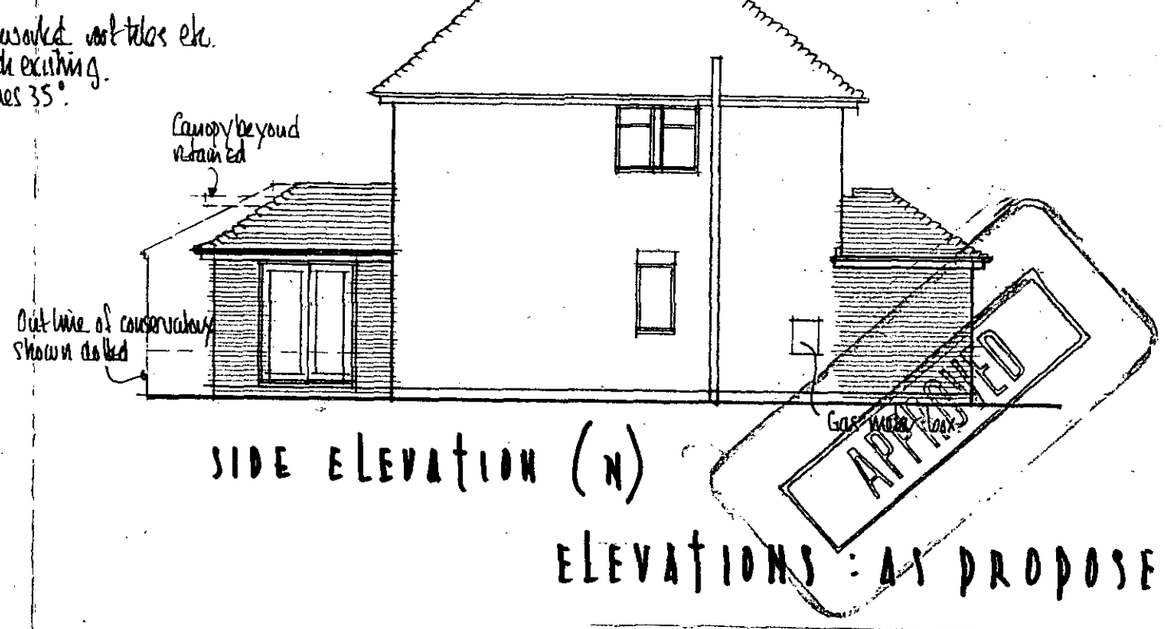
NB. All brickwork, roof tiles etc. To match existing.
All pitches 35°.



REAR ELEVATION (E)



SIDE ELEV. OF CONSERVATORY.



SIDE ELEVATION (N)

ELEVATIONS : AS PROPOSED.

55, RANGES LANE, WOKINGHAM, BERKSHIRE, RG40 2LG

ROGER PRING & SONS
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Revisions:.....

28/1/02

ADDRESS 55 RANCES LANE PARISH WOK

PLOT No. ORD. SHEET No. 76

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP 613		Erect 10 hses & garages	8/10/53	Unc
TP 629		do - sup 613	10/12/53	C in
BR 3796	MR. G. R. CAIGER	EXTENSION TO GARAGE	20-11-75	APP. N/A
0375-3		" "	22-1-76	N/A O/A

NO RELEVANT CONDITIONS TO APPLICATION

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074