APPLICATION NO:
F/2002/6120

LOCATION:
7 Elmley Close, Wokingham.

APPLICANT:
Mr D Diffenthal C/O R Lanning

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **15/04/2002**
28 days expiry 22/4/02
APPLICATION WILL HAVE EXPIRED ON:
07/05/2002

CASE OFFICER: **Francis Leo**

APPROVED

72

D1.

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Diffenthal
C/O R Lanning
5 Thellusson Way
Rickmansworth
Herts
WD3 8RB

Application Number: F/2002/6120

Parish: **WOKINGHAM**

Location: **7, Elmley Close, Wokingham.**

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

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

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

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

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

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

Informative
1. Surface water from hard surfaces should discharge via deep seal trapped gullies incororating a minimum water seal of 85mm or similar.

Informative
2. No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Informative
3. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

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

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

Anna Cronin
Head of Planning & Transportation
Date: 08/05/2002

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

Tel: (0118) 974 6463 (Direct Line)
Email: Matthew.Porter@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 20 April 2004
My refs:

Mr P.C Diffenthal
7 Elmley Close
Emmbrook
Wokingham
RG41 1HP

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 Mr P.C Diffenthal,

RE: USE OF GARAGE AS AN OFFICE AND ADDITIONAL BATHROOM, PLUS REPLACEMENT GARAGE DOOR WITH WINDOW AT 7 ELMLEY CLOSE, EMMBROOK, WOKINGHAM

I refer to your letter received on the 14th April 2004 with reference to the above.

There is a restrictive condition on the garage that states:

'The garage hereby permitted shall not be converted into living accommodation without the prior permission of the Local Planning Authority. Furthermore the garage shall be used for private domestic purposes and shall not be used for business purposes.'

To progress with your application, we would require a brief written description defining the proposed office use for the garage, providing details of business intent, purpose, and arrangement.

There is no objection to replace the garage door with an window and this letter constitutes 'written permission.'

I trust this advice is of use and should you wish to discuss any matter further please do not hesitate to contact Matthew Porter on the above direct line number.

Yours Sincerely,

B. POLNIK (Mrs)

Senior Planning Officer

(Team Leader for Householder Team)

7-8-434
PLANNING SERVICES | HDT
POL MP | TLS
DC | ENF
APP
CS
14 APR 2004
COPIES TO: | ACK:
FILE:

Head of Planning
Wokingham District Council
P O Box 155
Shute End
Wokingham
RG40 1WW

12th April 2004

Dear Sir / Madam

RE: 7 Elmley Close, Emmbrook, Wokingham, RG41 1HP

I purchased the above residence in December 2000. At the time of purchase the garage had been partly converted into a utility room area.

As advised during my recent visit to your offices, that In order to make full use of the garage into interior space, I require written permission from the Council to do so.

My plans are to replace the garage door with a window, to match the existing front elevation of the house and use the garage area as an office and an additional bathroom. The parking area in front of our house can accommodate up to 4- standard vehicles.

Please can you advise how I should progress this project.

Yours faithfully,

Paul Clive Diffenthal
Telephone: 7990555524 (mobile)

ADDRESS 7 ELMLEY CLOSE PARISH NOK/WITHIN

PLOT No. 9 ORD. SHEET No. 60

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
5/18/69	D. of Education	Playing Field	12/5/70	C/A
0/3/71	Mrs Richards	Res Dev (5/18/69 B/21/73)	8/4/71	REF
6/22/73	Focus Homes	Res Dev	12/7/73	C/A
25008	MR. S. O'CONNELL	GARAGE TO RES; HALL EXT	17.7.85	APP N/A
DRA 1224	-	GARAGE	22.8.86	APP -
F/2002/6120	Mr D Diffenthal	S/St R. ext	8.5.02	C/A

DATE OF COMPLETION

MINISTRY DECISION 0/3/71 — Appeal granted 31/8/72

SPECIAL ORDERS PO. ENQ - EXT. TO GARAGE - 29.01.97

DRAINAGE

091074

B/22/73

5/22/73

[illegible]

[illegible] from the [illegible] on Plots [illegible] 77, 68, 59 and 67 shall be [illegible] or doors and in this respect the house on the [illegible] plot [illegible]

2. The layout shall be amended to provide a [illegible] flank building [illegible] the houses on Plots No. 1, 77, 68, 59 and 67 and the Forest Road boundary of the site. The houses on Plots 1 - 5 inclusive, 76 and 77 [illegible] inclusive, 65 and 67 and 65 and 60 shall be moved en bloc southwards by 11 feet, to the satisfaction of the Local Planning Authority to achieve this.

3. A schedule of the materials to be used in the elevations of the proposed houses shall be submitted to and approved by the Local Planning Authority before building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

4. Notwithstanding the provisions of the Town and Country Planning General Development Order, 1973 no wall, fence, gate, hedge or other means of enclosure shall be erected or planted beyond the forwardmost part of the front of the dwellings hereby approved unless permission has been granted by the Local Planning Authority on an application made for the purpose.

5. Provision shall be made for services to be placed underground. No forms of overhead servicing shall be erected on the site.

6. The garages hereby permitted shall not be converted [illegible] without the prior permission of the Local Planning Authority. Furthermore the garages shall be used for private domestic purposes only and shall not be used for business purposes.

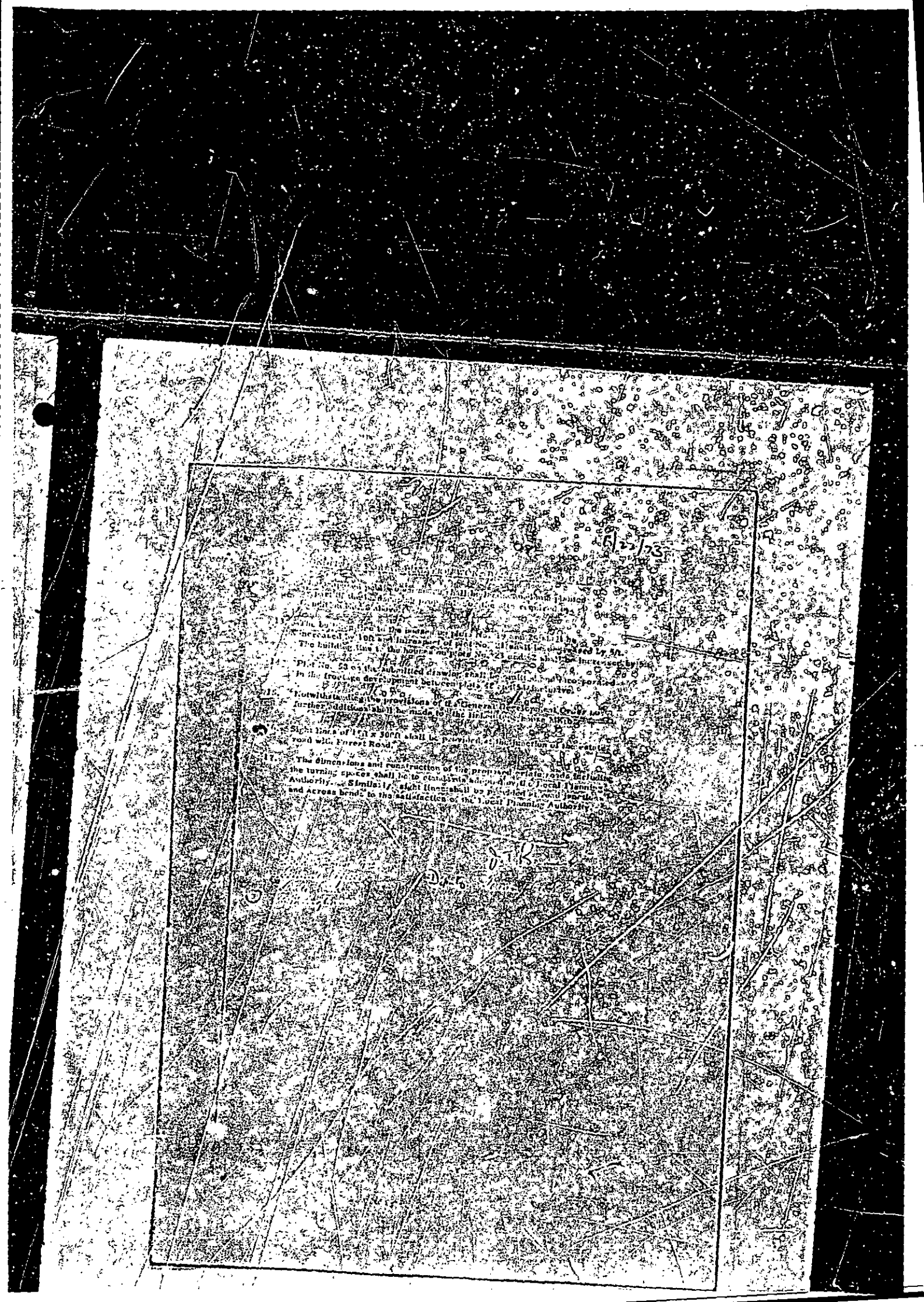
7. The garages shall be built concurrently with the dwellings hereby approved and no dwelling shall be occupied until its garage has been built.

8. The development hereby permitted shall be landscaped and planted in accordance with a detailed scheme which shall be submitted to and approved by the Local Planning Authority before building operations commence. The approved scheme shall be carried out during the next plant [illegible] following the substantial completion of the development and shall [illegible] be maintained until established to the satisfaction of the Local Planning Authority. The scheme shall provide for the retention of the existing hedge and hedgerow trees along the west and south boundaries of the site.

9. A 6ft high wall or close boarded fence shall be erected along all flank frontages to screen the rear garden areas from the highway to the satisfaction of the Local Planning Authority. In the case of walls, the type and colour of the materials to be used shall be agreed with the Local Planning Authority prior to erection.

10. A 7ft high ornamental wall shall be erected along the Forest Road boundary of the site to screen the rear gardens of the houses on Plots No. 1, 77, 68, 67 and 59 and details of the design, appearance and materials of the wall shall first be approved by the Local Planning Authority. The wall shall be erected before the houses on these plots are occupied.

11. This permission relates to the revised layout plan No. A25[illegible]



Tel: (0118) 974 6463 (Direct Line)
Email: Matthew.Porter@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 15 April 2004
My refs:

Mr P.C Diffenthal
7 Elmley Close
Emmbrook
Wokingham
RG41 1Hp

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 Mr P.C Diffenthal,

RE: 7 ELMLEY CLOSE, EMMBROOK, WOKINGHAM RG41 1HP

I refer to your letter received on the 14th April 2004 with reference to the above.

To progress with your application, dimensioned drawings at a scale of 1:50 showing existing and proposed elevations and floor plans are required. In addition a site plan at a scale of 1:500 with the proposal clearly marked, needs to be submitted.

Yours Sincerely,

B. POLNIK (Mrs)
Senior Planning Officer
(Team Leader for Householder Team)

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	6120, FL
BUILDING CONTROL NUMBER.	BN 2002/1352 Central.
~~APPLICANT~~/AGENT	R Lanning.
ADDRESS OF SITE	7 Elmley Close Emmbrook WOKINGHAM
DESCRIPTION OF PROPOSED WORK	S/S rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	RL/DD/5103	RL/DD/5103
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	12/6/02	

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	

Orange sticker not in prominent position. Have asked applicant to reposition.

WORK SHEET FOR : Francis Leo

Application Number : F/2002/6120

Applicant : Mr D Diffenthal C/O R Lanning.

Location : 7, Elmley Close, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : ..... 1/5/02 .....

Date Registered : 12/03/2002

Earliest Date for Decision : 15/04/2002

Latest Consultation Date/Site Notice Expiry Date : 15/04/2002

This application will have expired on: 07/05/2002. 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 :

Ground water Protection Zone. ; included in informative.

Planning Issues : I'd Sett.

SBE1 SBE2
WOS3 WBE1.
ENV1

Application Number: F/2002/6120 **Officer : Francis Leo**
7 Elmley Close, Wokingham

Appraisal :

Development
Proposed single storey rear extension to dwelling.

The site is a detached property located within the identified settlement of Wokingham.

Impact upon neighbouring properties
The proposed single storey extension would have no adverse impact upon the neighbouring property no 6 because it is set in 400mm from the edge of the main wall and 1.6m from the boundary fence which is 1.8m high and the extension would have a flat roof keeping the height as low as possible.

Impact upon the character of the area
The proposed extension is at the rear and is single storey, hence it would have no adverse impact upon the character of the area.

Recommendation : approval ☑ **Refusal** ☐

Application Number F/2002/6120
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	G001	R001	
2	G014	R14.	
			① Ground Water Protection Zone. include guidance from Policy section

Informative for approvals

N16

~~LODDON AREA LOCAL PLAN POLICIES:~~

SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1, SBE2

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3 WBE1.

~~GREEN BELT LOCAL PLAN POLICIES:~~

BERKSHIRE STRUCTURE PLAN POLICIES: EN1.

~~MINERALS LOCAL PLAN POLICIES:~~

②

RECOMMENDATION AND CONDITIONS/REASONS AGREED: RD [signature]
(Development Control Manager)

Date: 8.5.02

RECORD OF SITE VISIT

SITE ADDRESS: 7 Elmley Close
Wokingham.

APPLICATION NUMBER: F/2002/6120

OFFICER: Francis Leo

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Mainly 2 storey detached dwellings - open plan front >

3. DESCRIPTION OF SITE/BUILDING

2 storey detached end dwelling, garage to the side.
Open plan front. Parking at front

4. RELATIONSHIP TO ADJOINING PROPERTIES

2m gap bet Nos 7 and 6. No effect.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING — one conifer on Edo appropriately.

LEVELS

BOUNDARY TREATMENT — 1.8m high timber fence.

OTHERS

Application Number : F/2002/6120	**Map No :** 60
Case Officer : FL	**Site Area :** 0 04
Valid Date : 12.3.02 7	**Received Date: 12/03/2002**

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling.

Location : 7, Elmley Close, , Wokingham.

Parish : WK **Ward : EMM** 25.3.02 B.

Applicant : Mr D Diffenthal C/O R Lanning.

Fee Required: £95 **Fee Received: £95** (7)

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 25.3.02 -B.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

NEIGHBOURS

S/N + See map

Note to Officer: Site lies within n/a Groundwater Protection Zone – see guidance notes from Policy & Plans re Planning Informatives.

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
		8DEFFORD CLOSEWOKINGHAM	RG411HJ
		9DEFFORD CLOSEWOKINGHAM	RG411HJ
		6ELMLEY CLOSEWOKINGHAM	RG411HP
		7ELMLEY CLOSEWOKINGHAM	RG411HP
		8ELMLEY CLOSEWOKINGHAM	RG411HP
		33COMMONS ROADWOKINGHAM	RG411JJ
		35COMMONS ROADWOKINGHAM	RG411JJ
		37COMMONS ROADWOKINGHAM	RG411JJ
		39COMMONS ROADWOKINGHAM	RG411JJ
		41COMMONS ROADWOKINGHAM	RG411JJ

Neighbours Consulted F/2002/6120 25.3

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

Tel: 0118 974 6502

Date: 25 March 2002

My ref: F/2002/6120

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

Dear Councillor

Application Number: F/2002/6120
7, Elmley Close, , Wokingham.
Proposed single storey rear extension to dwelling.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

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

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6120**
7, Elmley Close, , Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor Malvern

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

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

Tel: 0118 974 6502

Date: 25 March 2002

My ref: F/2002/6120

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/6120
7, Elmley Close, , Wokingham.
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6120**
7, Elmley Close, , Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor Eke

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

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

Tel: 0118 974 6502

Date: 25 March 2002

My ref: F/2002/6120

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6120**
7, Elmley Close, , Wokingham.
Proposed single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor Earnshaw
**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/6120

Proposal:
Proposed single storey rear extension to dwelling.

Location:
7, Elmley Close, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6120 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Francis Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/04/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

25 March 2002

6120

Environmental Services

For office use only.
Application number:
12.MAR2002* 6120

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name Address and postcode Phone number	D. DIFFENTHAL 7 ELMLEY CLOSE EMMBROOK, WOKINGHAM BERKS, RG41 1HP
2	Agent's Name Address and postcode Phone number	R. LANNING 5 THELLUSSON WAY RICKMANSWORTH HERTFORDSHIRE WD3 8RB 07747 - 025 996
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.	7 ELMLEY CLOSE EMMBROOK WOKINGHAM BERKS RG41 1HP
4	Give brief details of the proposal for example, two storey side extension. About the application	GROUND FLOOR EXTENSION TO THE REAR, FORMING A NEW DINING ROOM.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☒
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	ROOF TO BE FELT WITH CHIPPINGS WALLS TO BE BRICK TO MATCH EXISTING NEW WINDOW & DOORS TO BE WHITE PVC.
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: 4	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following:		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: L. Lamming

on behalf of Mrs D. Diffenthal

Date 9th March 02

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

ADDRESS 7 Elmley Close PARISH NOK/WITHIN

PLOT No. 9 ORD. SHEET No. 60

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
S/18/69	D. of Education	Playing Field	12/5/70	C/A
0/3/71	Mrs Richards	Res Dev (S/18/69 & 21/73)	8/4/71	REF
S/29/73	Focus Homes	Res Dev	12/4/73	C/A
25008	MR. S. O'CONNOR	GARAGE TO RES; MAIL ETC	17.7.85	APP N/A
DRA 1224	"	GARAGE	22.8.86	APP -

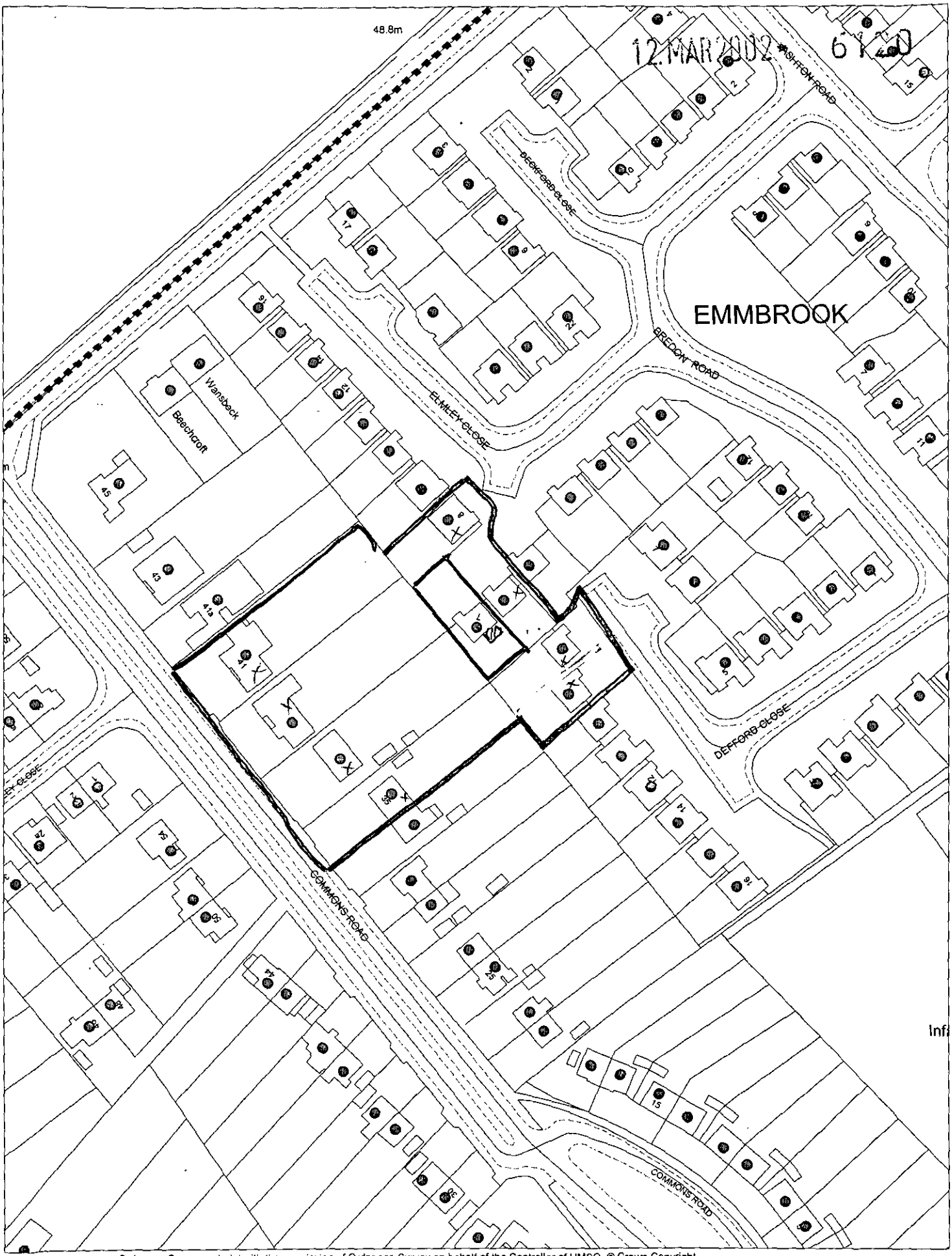
DATE OF COMPLETION

MINISTRY DECISION 0/3/71 Appeal granted 31/8/72

SPECIAL ORDERS P.D. Ltd - Lt. to GARAGE - 29.01.97

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.

20 March 2002

Scale: 1 : 1250

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