F/2002/5806

LOCATION:
22 Hawkins Way, Wokingham.

APPLICANT:
Mr & Mrs A Parker C/O K P G Design Services

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **02/03/2002**
28 day expiry - 6/3/02
APPLICATION WILL HAVE EXPIRED ON:
01/04/2002

CASE OFFICER: **Francis Leo**

APPROVED

926

DO

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs A Parker
C/O K P G Design Services
8 Owl Close
Wokingham
Berkshire
RG41 3HY

Application Number: F/2002/5806

Parish: **WOKINGHAM**

Location: **22, Hawkins Way, Wokingham.**

Proposal: **Proposed two storey side 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.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. The development hereby approved shall have roller shutter doors in front of the garage so that a vehicle can be parked clear of the highway.

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.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. In the interests of highway safety and convenience.

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

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

Anna Cronin
Head of Planning & Transportation
Date: 12/03/2002

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.

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

Tel: 0118 974 6502

Date: **06 February 2002**

My ref: F/2002/5806

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

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/2002/5806
22, Hawkins Way, , Wokingham.
Proposed two storey side extension to dwelling.

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 **Francis Leo** on **0118 974 6502**.

Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5806**
22, Hawkins Way, , Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

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

Tel: 0118 974 6502

Date: **06 February 2002**

My ref: F/2002/5806

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Development Control Officer

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Case officer: **Francis Leo** Application Number: **F/2002/5806**
22, Hawkins Way, , Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel: 0118 974 6502

Date: **06 February 2002**

My ref: F/2002/5806

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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DX: 33506 – Wokingham

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Application Number: F/2002/5806
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Yours faithfully,

Francis Leo

Development Control Officer

LISTING FORM

Case officer: **Francis Leo** Application Number: **F/2002/5806**
22, Hawkins Way, , Wokingham.
Proposed two storey side extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

Received by Wokingham District Council

Application No: F/2002/5806

Proposal:
Proposed two storey side extension to dwelling.

Location:
22, Hawkins Way, , 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/2002/5806 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 02/03/2002. 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.

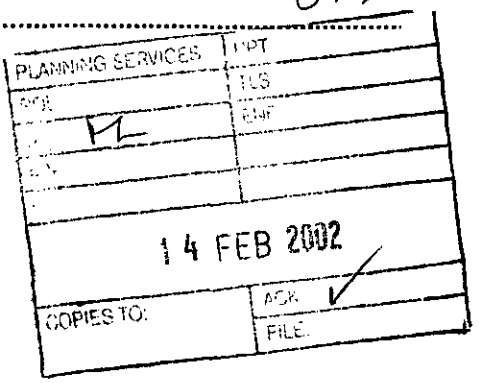
Head Planning and Transportation

06 February 2002

JIM HAWKINS

2B Binfield Rd
Wokingham
Berks RG40 1SL
Phone 01189790508
j.t.hawkins@btinternet.com

22 Hawkins Way.



13 February 2002

FAO Mr F.Leo.
Planning Services
Wokingham District Council
P.O.Box 157
Shute End, Wokingham RG40 1WR

Dear Sir

Re Application NoF/2002/5806

I acknowledge with thanks receipt of your letter of 6th February concerning the above development. I note that whilst the application is for a two-storey side extension there is also a significant single storey rear extension. If one includes the enlargement to the garage this represents a 40% increase in enclosed area, a not insignificant development on such a small site!

After viewing the relevant drawings at your office there are a couple of points that I would like to raise,

1. Although the application indicates there are no trees on the site, there is a tree within some two metres of the proposed development that could be effected by the proposal. This tree and its root system should be protected during construction and not removed. If it is killed or damaged provision should be made for its replacement, with a similar tree of like size.

2. The new window in the rear of the first floor extension appears overly large in proportion to the extension and in comparison with adjacent windows. I would ask that consideration be given to reducing its width to the same size as that proposed in the front of the extension, which appears to match those of the surrounding houses.

If these two points were agreed too I would have no objection to the proposal. If they are not agreed too then I shall object on environmental and privacy grounds.

Of course I take it as read that your building inspectors will ensure that the extension is constructed in accordance with current building regulations. I mention this because the application drawings I have viewed appear to indicate that an existing single skin garage wall will support part of the 2nd storey extension!

I look forward to your comments in due course.

Yours faithfully,

J.T.Hawkins.

HIGHWAYS CONSULTATION SHEET

From: Francis Leo **Date:** 06 February 2002

Application Number: F/2002/5806

Proposal: Proposed two storey side extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
22, Hawkins Way, , Wokingham.

Applicant:
Mr & Mrs A Parker C/O K P G Design Services.

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

✓ below as applicable;

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

1, C049, R049.
2, C122, R122.

Comment.

There is only 5 metres between the garage doors and the highway boundary therefore I would like to see a condition stating that roller shutter doors be used, so that a vehicle can be parked clear of the highway.

Signed: [signature] **Print name:** ADAM 8/2/02

Applicationo	Name & Address
F/2002/5806	Jim Hawkins 26 Binfield Road WOKINGHAM. RG40 1SL
Application Approved	Letters sent 14.03.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Francis Leo

Application Number : F/2002/5806

Applicant : Mr & Mrs A Parker C/O K P G Design Services.

Location : 22, Hawkins Way, , Wokingham.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		18/2/02

Date of Neighbour Notifications : .....

Date of Site Visit : 18/2/02

Date Registered : 04/02/2002

Earliest Date for Decision : 02/03/2002

Latest Consultation Date/Site Notice Expiry Date : 02/03/2002

This application will have expired on: 01/04/2002. 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 : approval with conditions.

Adj owner : Overdevelopment, tree in front would be affected, window at rear 1st floor appears overly large.

Planning Issues : I'sett.

SEALP : SBE1, SBE2

WDLP : NO53, NBE1

BSP : ENV.

Application Number: F/2002/5806 **Officer : Francis Leo**
22 Hawkins Way, Wokingham

Appraisal :

Development
The proposal is to retain the existing garage and to build in front 1.35m, along the inner side and at the rear on ground floor. The extension at first floor would extend to the full depth of existing first floor x 3.05m in width.

The site is an end of terrace property located within the identified settlement of Wokingham.

Impact upon neighbouring properties
The proposal is to the south of the property and faces an open area comprising 24 garages. The nearest dwelling to the south is no24 Hawkins Way located some 20m away. Hence the proposal would have no adverse impact upon neighbouring properties.

Impact upon the character of the area
The scheme has been designed with a pitched roof for the single and two storey extensions following the profile of the main roof. The materials shown would match the existing house and the surrounding properties as they are of similar design. In view of this it is felt there would be no adverse impact upon the character of the area.

Highways have recommended approval with conditions but have requested that roller shutter doors be used so that a vehicle can be parked clear of the highway. This is because there is only 5m space between the garage doors and the highway boundary.

Adjoining owner comment: The proposal is an over development, a tree on the pavement in front of the site would be affected and that the window at first floor at the rear is overly large.

The proposed ground and first extension is no bigger than any development in the Binfield Rd area. The site is large enough to accommodate the extension and still have a large rear garden of 8.5m x 9m considered adequate for the site. As for the tree this is located on the pavement and belongs to the Council for their maintenance. The size of the window at first floor level is similar to the other window alongside and is in keeping with the character of the rear elevation.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/5806

Appraisal :

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

Application Number F/2002/5806
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
4	C122	R122	
5			~~[illegible]~~ approved
			The development hereby ~~granted~~
			shall have roller shutter doors
			in front of the garage so that
			a vehicle can be parked
			clear of the highway.
			Reason In the interests of Highway
			safety and convenience

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:~~

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

Date: 12.3.02

RECORD OF SITE VISIT

SITE ADDRESS: 22 Hawkins Way Wokingham.

APPLICATION NUMBER: F/2002/5806

OFFICER: Francis Leo

DATE OF SITE VISIT: 18/2/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

2 Storey ~~dwe~~ terraced properties. Garage to side open plan - Some with small porch at front

3. DESCRIPTION OF SITE/BUILDING

2 storey terraced property garage to side. open plan - 15m tree in front & Brick partition wall

4. RELATIONSHIP TO ADJOINING PROPERTIES

opposite properties 33 and 31. same distance away

5. SITE CONSTRAINTS

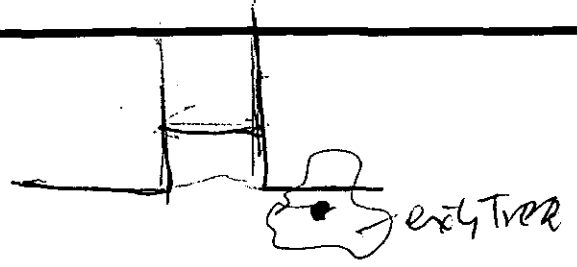
TREES Conifers at rear of garden

ACCESS/PARKING — none.

LEVELS —

BOUNDARY TREATMENT 1.8m high timber fence

OTHERS



Application Number : F/2002/5806	Map No : 76
Case Officer : FL	Site Area : 0.02
Valid Date : 4/02/02	Received Date: 04/02/2002

Level : Delegated Application

Description : Proposed two storey side extension to dwelling.

Location : 22, Hawkins Way, , Wokingham.

Parish : WK Ward : NOR

Applicant : Mr & Mrs A Parker C/O K P G Design Services.

Fee Required: £95 Fee Received: £95 (3)

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	Pink Section 66 declaration is different from declaration on app form! (Cert B probably correct because of encroachment at boundary)	OK	
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

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

.....

No pre-apps

04.FEB.2002* 5866

KPG DESIGN SERVICES

8 Owl Close
Woosehill
Wokingham
Berkshire RG41 3HY

Phone 0118 9793067
Fax 0118 9795854

Our Ref:KPG-242

2 February 2002

Wokingham District Council
Planning Department
Council Offices
Shute End
Wokingham
Berkshire

Dear Sirs

PROPOSED TWO STOREY SIDE EXTENSION AT 22 HAWKINS WAY, WOKINGHAM, BERKSHIRE.

Please find enclosed a full planning application submitted on behalf of my clients Mr and Mrs Parker regarding the above, comprising of the following:

- 6 No. copies of Drawing Nos. KPG-242/01-12 inclusive.
- 6 No. copies of Householder Planning Application Form duly completed and signed.
- 1 No. copy Certificate Under Article 7 form duly completed and signed.
- A cheque for the sum of £95.00 made payable to Wokingham District Council.

I trust that this application will meet with your approval, and should you have any queries or comments, please do not hesitate to contact me.

Please accept my apologies for the temporary headed paper.

Yours Faithfully

Karl Grover BSc(Hons) ACIOB ABEng

Encl.
cc. Mr and Mrs Parker.

Environmental Services

For office use only.
Application number: 04.FEB.2002* 5806

Householder planning application form

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

1	Your name Address and postcode Phone number	MR & MRS A. PARKER 22 HAWKINS WAY WOKINGHAM BERKS. —
2	Agent's Name Address and postcode Phone number	KPG DESIGN SERVICES 6 OWL CLOSE WOKINGHAM BERKS RG41 3HY 0118 9793067
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.	22 HAWKINS WAY WOKINGHAM BERKSHIRE.
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE EXTENSION.
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	TILES TO MATCH EXISTING. FACING BRICKS TO MATCH EXIG. JOINERY 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 ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
a	Six copies of this form signed and dated.		
b	The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
c	Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

Owner's name	Address at which the notice was served	Date on which the notice was served
		See Sect 66

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR & MRS PARKER

Date 02/02/02

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

1789/a

04.FEB.2002

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

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
WDC	COUNCIL OFFICES SHUTE END PLANNING DEPT.	02/02/02

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . MR. & MRS. PARKER . . . . . .

Date . . . 02/02/02 . . . . . .

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

1933

ADDRESS 22 HAWKINS WAY PARISH WOKINGHAM

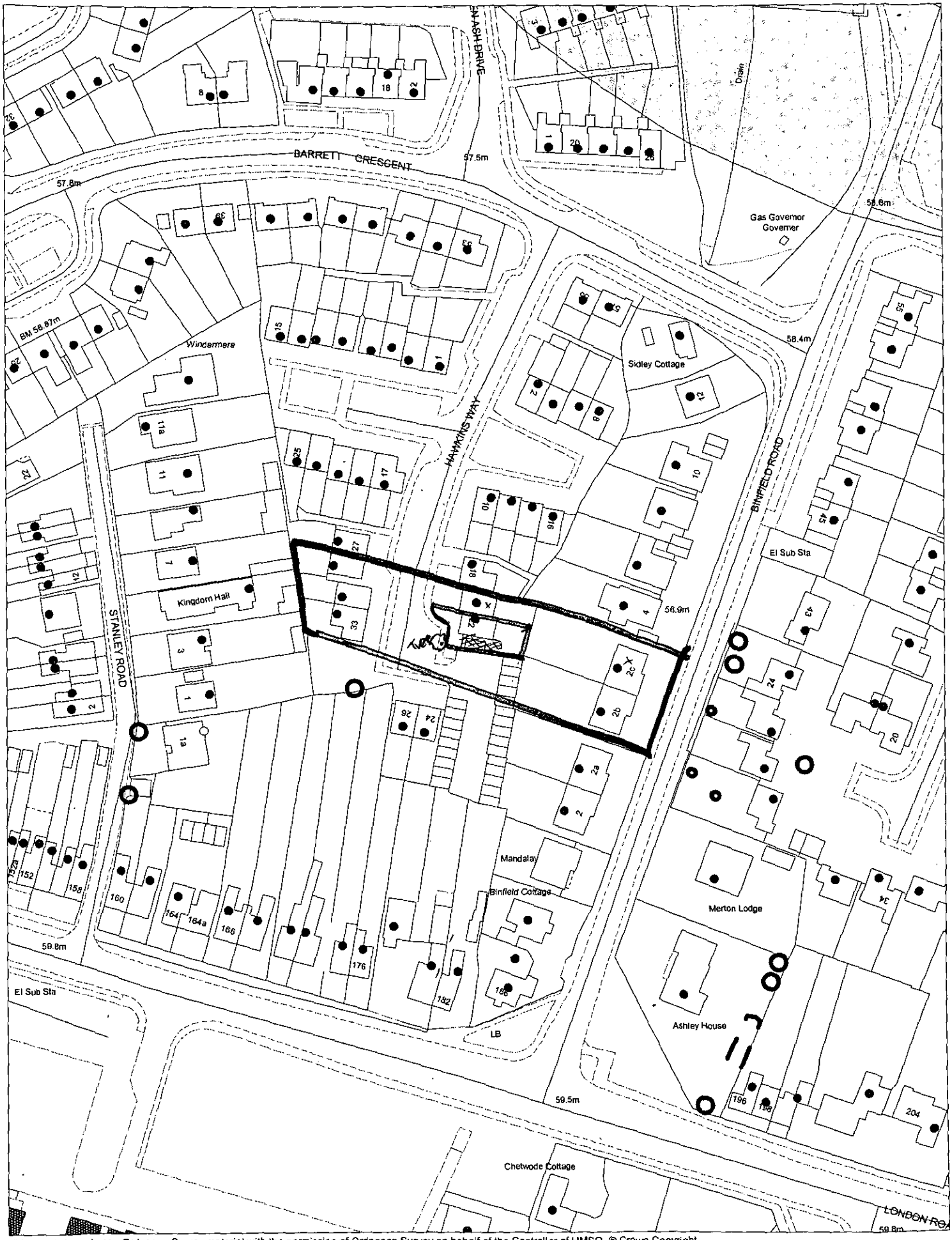
PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planni
B/B/3/70		Barrett Cres.	Constr. of roads, sewers &	16.7.70		C/
			erect house & garage			
B/B/3/72	9642 M			6.11.72		C/
E/2002/5806		Mr. & Mrs. Parker	2 St/S ext.			

MINISTRY DECISION:

SPECIAL ORDERS:

04.FEB.2002* 5806



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Development Control Section, Environmental Services, Wokingham District Council.

5 February 2002 Scale: 1 : 1250

N
W E
S

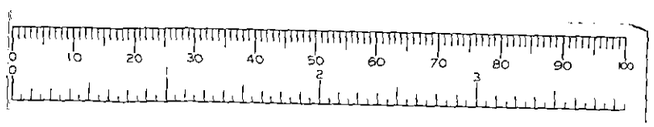
04.FEB.2002 5806

Client:- MR & MRS A PARKER

Job Title:- PROPOSED EXTENSION
AT
22 HAWKINS WAY
WOKINGHAM
BERKSHIRE

Ref:- KPG -242

APPROVED



kpg
design services

8 Owl Close,
Wokingham,
Berkshire, RG41 3HY.
Tel: 0118 9793067 Fax: 0118 9795854

04.FEB.2002 5866

DRAWING SCHEDULE: -

KPG - 242/01	GROUND FLOOR PLAN EXISTING
KPG - 242/02	FIRST FLOOR PLAN EXISTING
KPG - 242/03	FRONT ELEVATION EXISTING
KPG - 242/04	REAR ELEVATION EXISTING
KPG - 242/05	RIGHT HAND FLANK ELEVATION EXISTING
KPG - 242/06	SITE & LOCATION PLANS
KPG - 242/07	GROUND FLOOR PLAN PROPOSED
KPG - 242/08	FIRST FLOOR PLAN PROPOSED
KPG - 242/09	FRONT ELEVATION PROPOSED
KPG - 242/10	LEFT HAND FLANK ELEVATION PROPOSED
KPG - 242/11	REAR ELEVATION PROPOSED
KPG - 242/12	RIGHT HAND FLANK ELEVATION PROPOSED



PLANNING NOTES: -

Roof -
Interlocking concrete tiles to match existing.

Walls -
Facing bricks and vertical tile hanging to match existing.

Joinery -
Colour white UPVC to match existing.

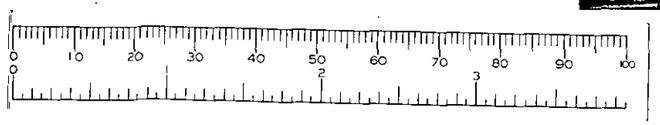
Rainwater Goods -
UPVC half round gutters and circular downpipes to match existing.

Parking -
The driveway is to be extended to provide 2 No. off road parking spaces and 1 No. garage parking spaces.

APPROVED







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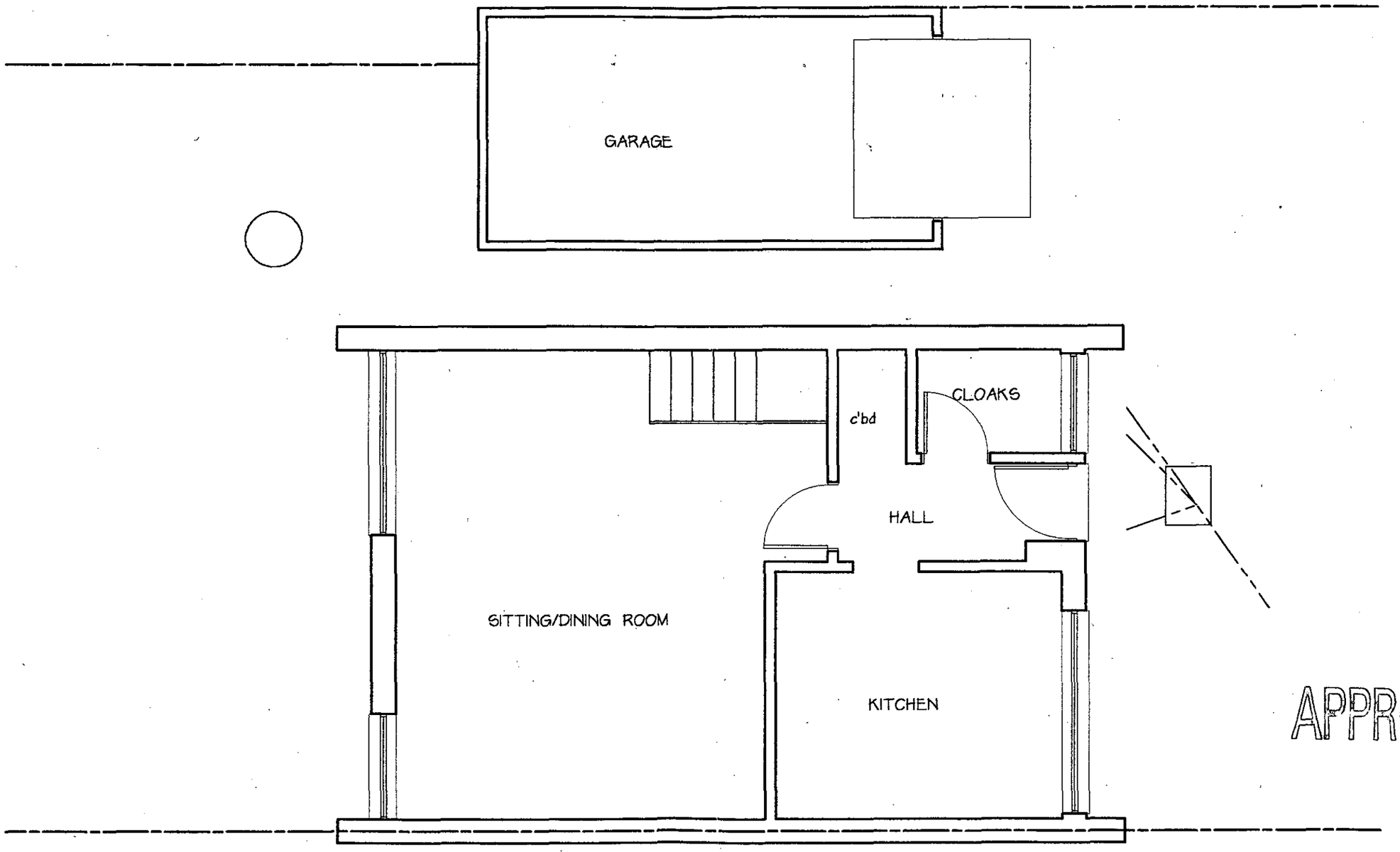
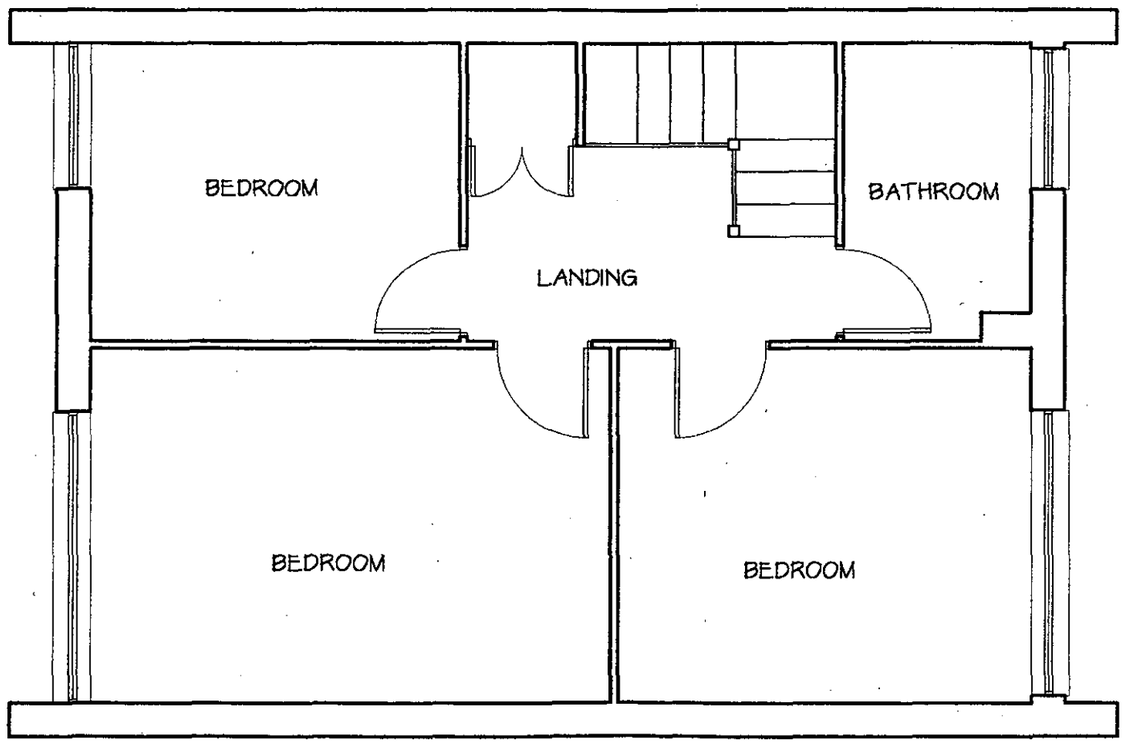
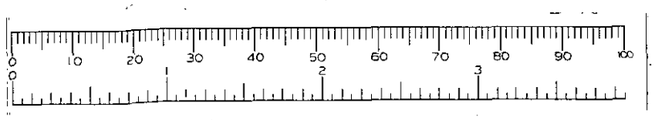


APPROVED

DWG NO. KPG-242/01
GROUND FLOOR PLAN
EXISTING
SCALE 1:50

04.FEB.2002 5806





APPROVED

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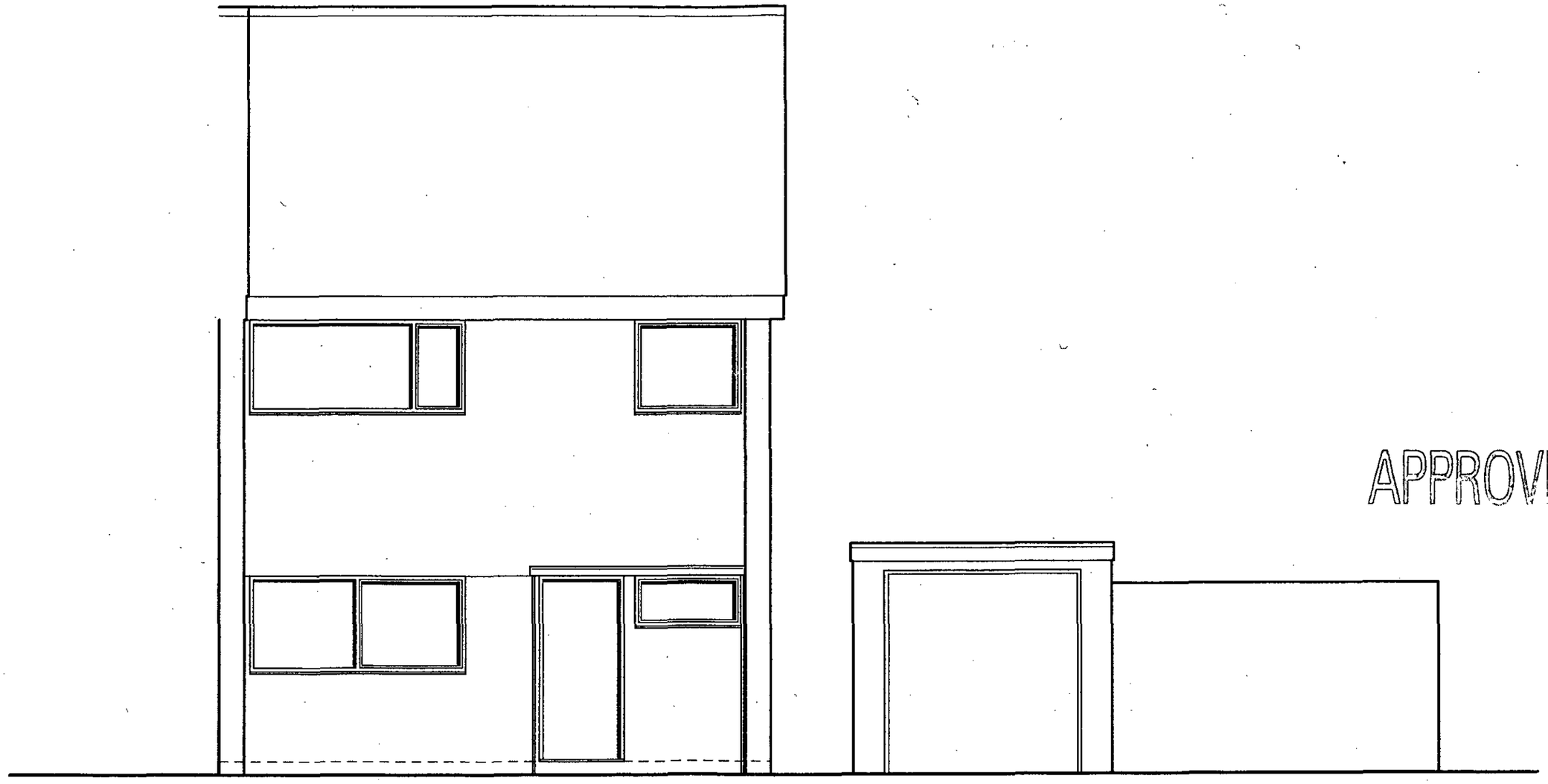
FIRST FLOOR PLAN
EXISTING
SCALE 1:50

04.FEB.2002 5806



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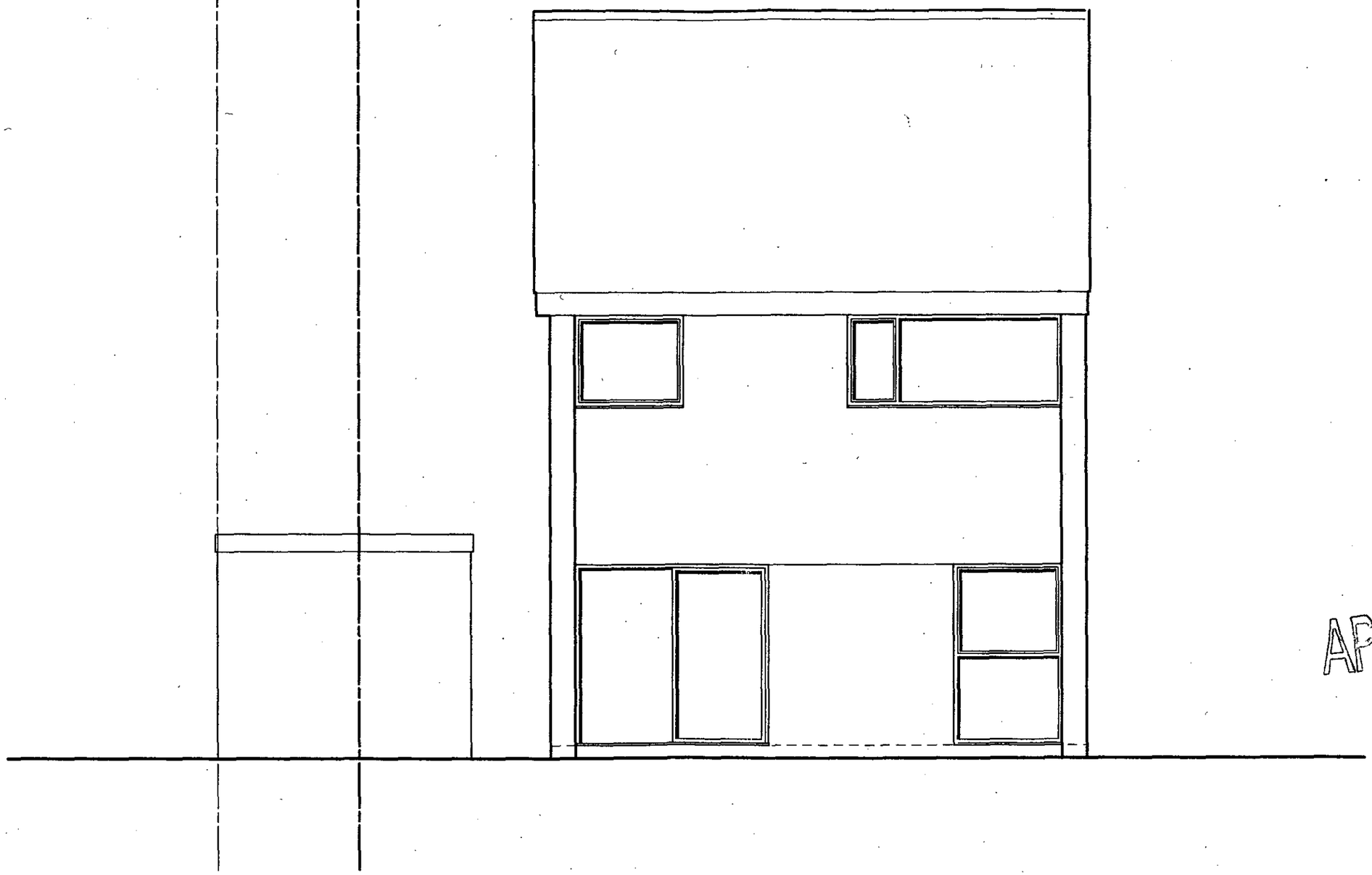
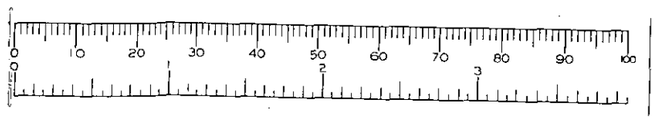
DWG NO. KPG-242/03
FRONT ELEVATION
EXISTING
SCALE 1:50

04.FEB.2002* 5866

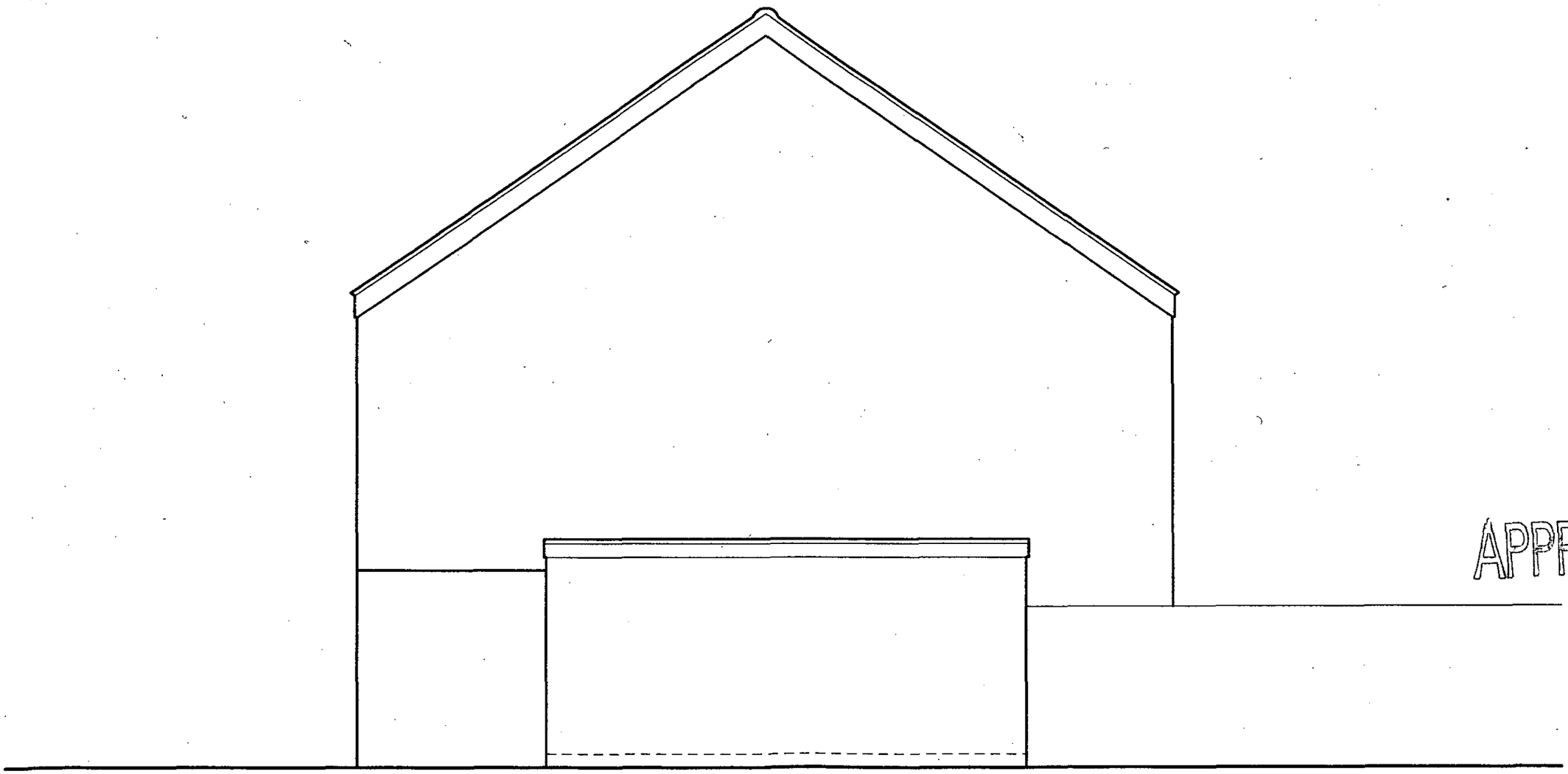


APPROVED

DWG NO. KPG-242/04
REAR ELEVATION
EXISTING
SCALE 1:50

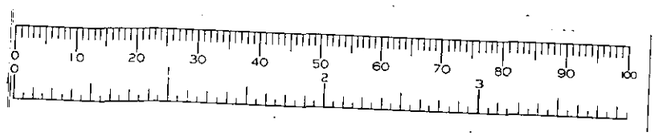


04.FEB.2002 5806



APPROVED

DWG NO. KPG-242/05
RIGHT HAND FLANK ELEVATION
EXISTING
SCALE 1:50



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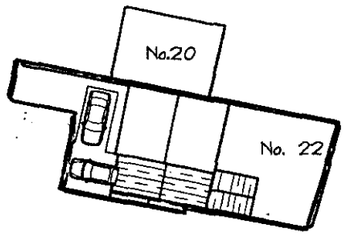
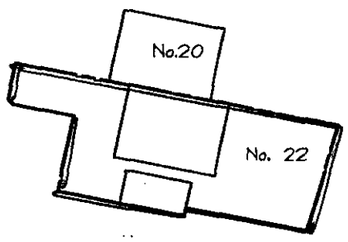
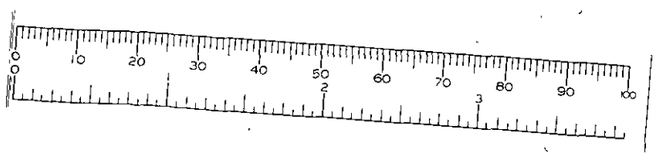
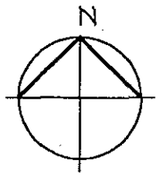


SITE PLAN PROPOSED
Scale 1:500



SITE PLAN EXISTING
Scale 1:500





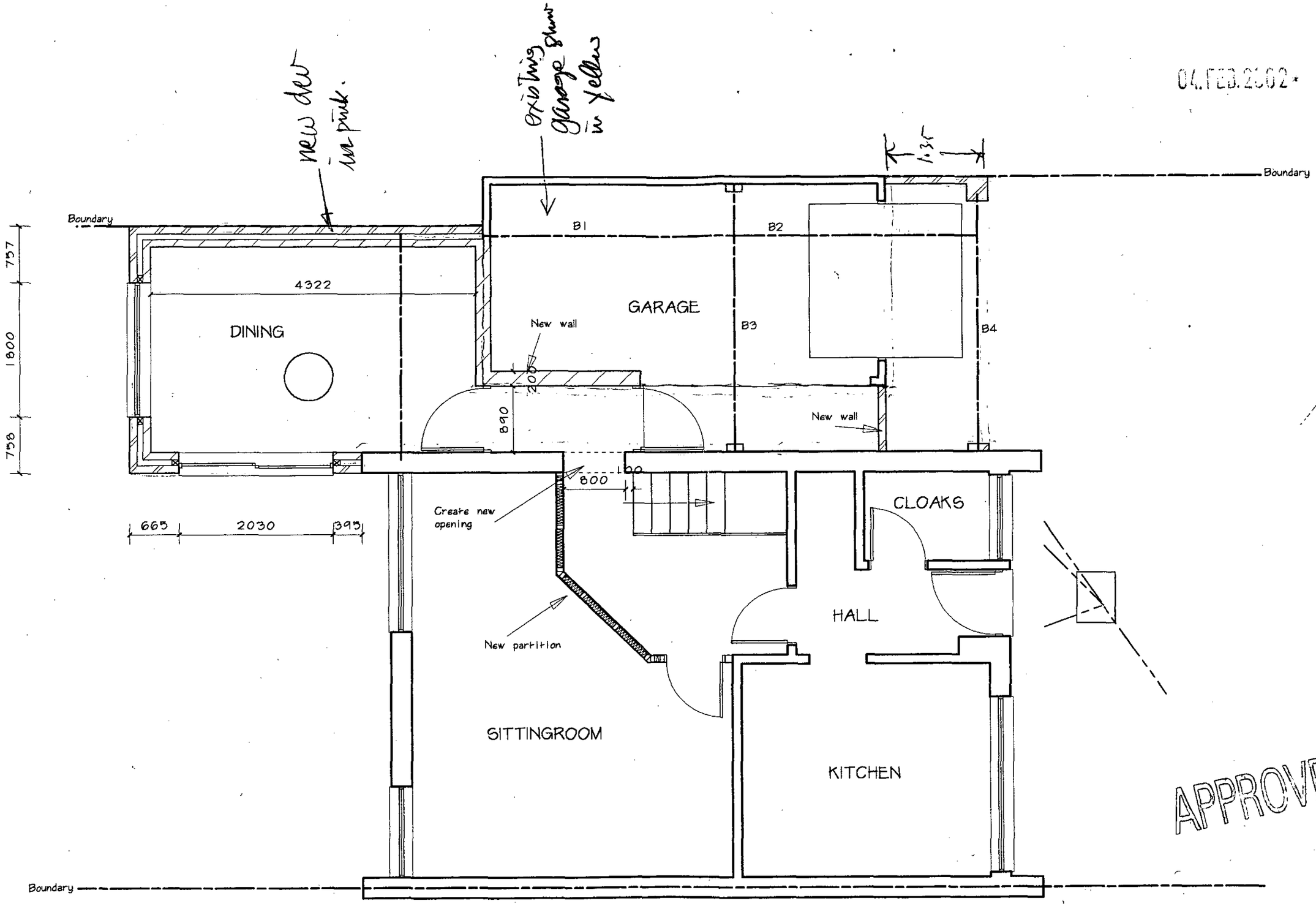


LOCATION PLAN
Scale 1:1250

APPROVED

DWG NO. KPG-242/06
SITE & LOCATION PLANS
EXISTING & PROPOSED
SCALE AS SHOWN

04.FEB.2002 5806

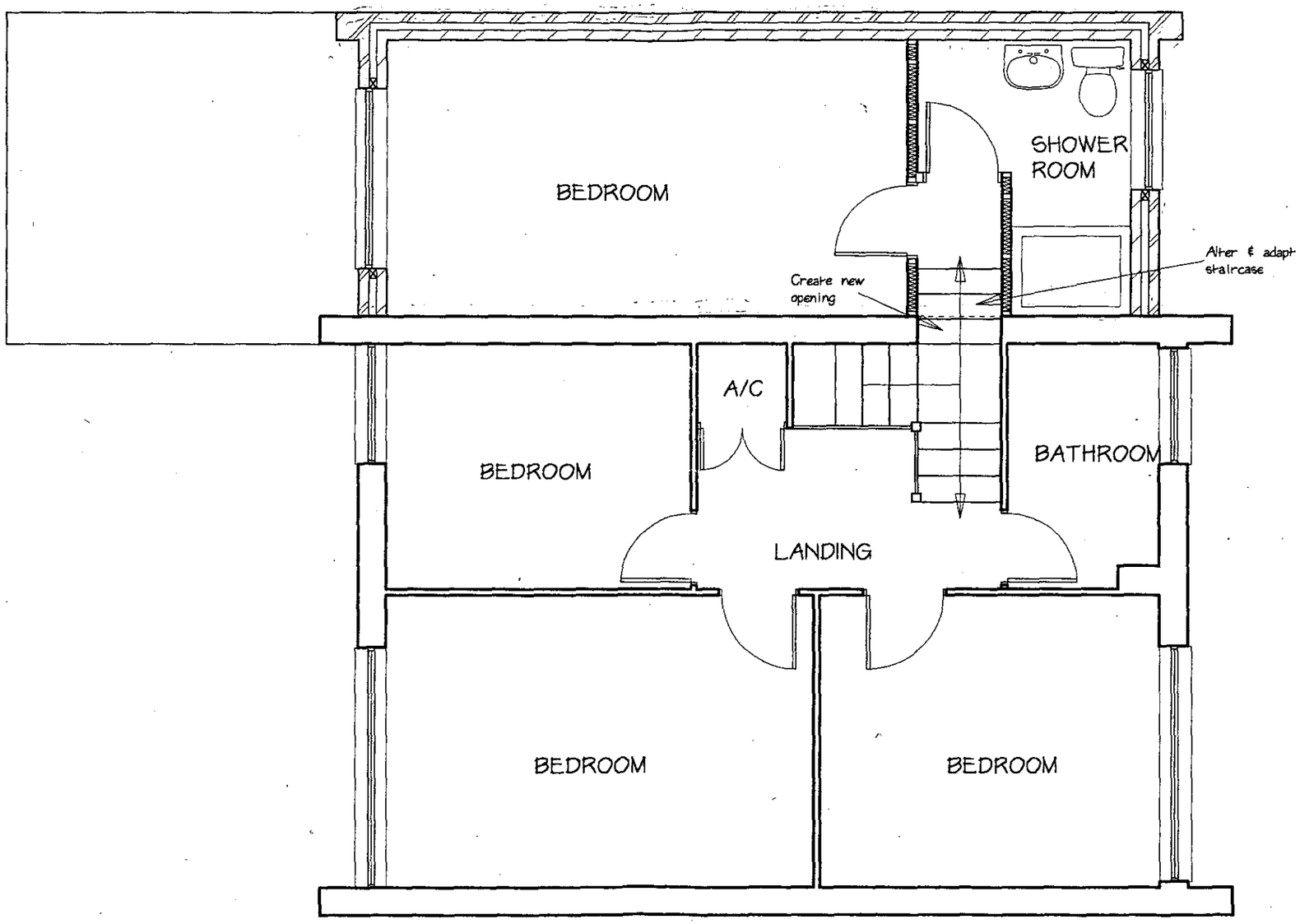


APPROVED

DWG NO. KPG-242/07 A
GROUND FLOOR PLAN
PROPOSED
SCALE 1:50

New Proposal

04 FEB 2002* 5806



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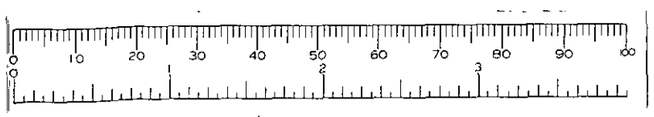
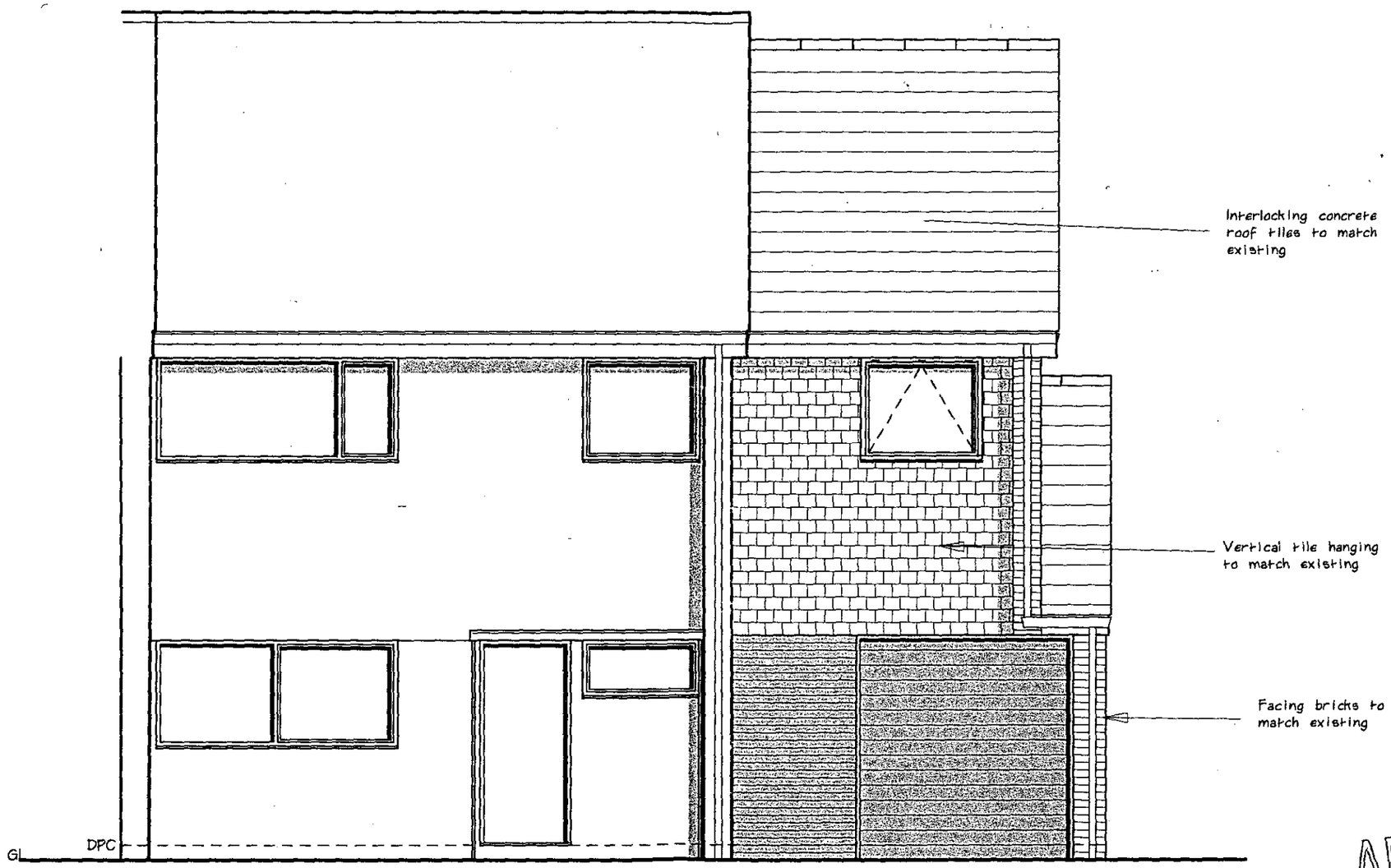


DWG NO. KPG-242/08
FIRST FLOOR PLAN
PROPOSED
SCALE 1:50

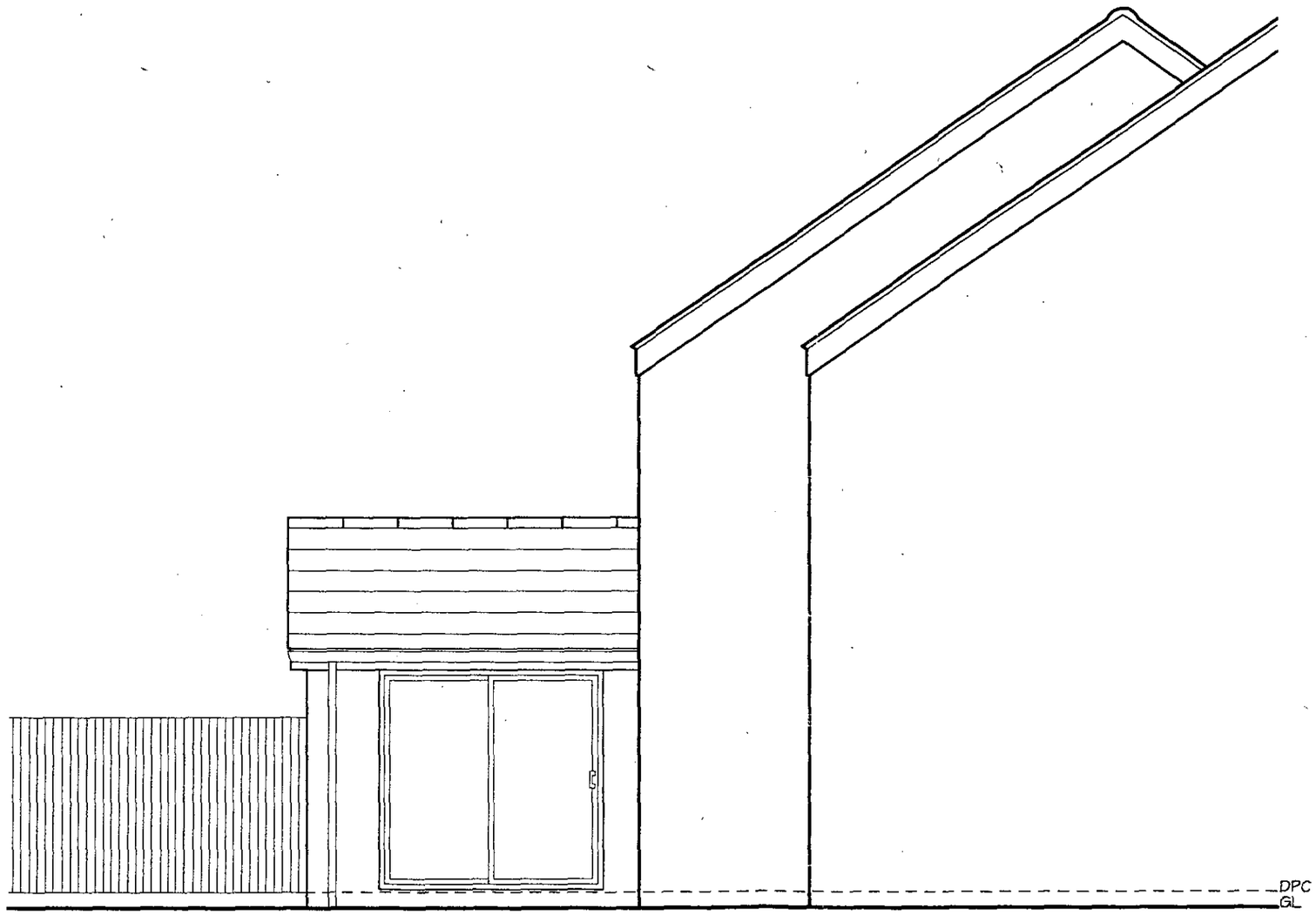
04.FEB.2002 5806



APPROVED

DWG NO. KPG-242/09
FRONT ELEVATION
PROPOSED
SCALE 1:50

04.FEB.2002 5806



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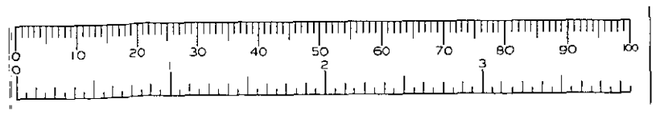
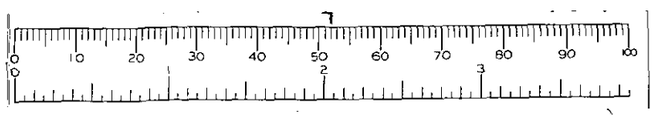


DWG NO. KPG-242/10 A
LEFT HAND FLANK ELEVATION
PROPOSED
SCALE 1:50

04.FEB.2002 5806

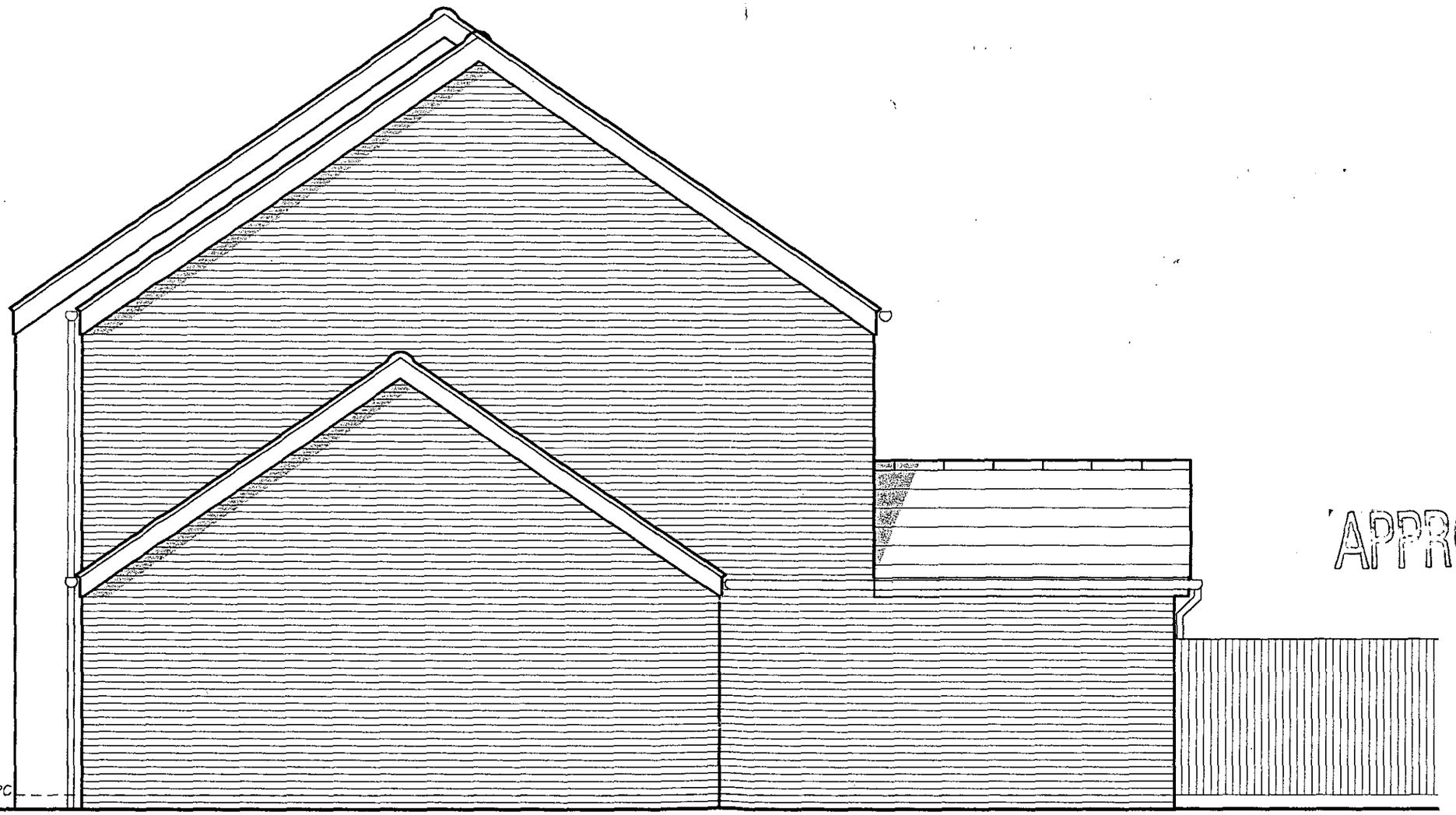


APPROVED



DWG NO. KPG-242/11
REAR ELEVATION
PROPOSED
SCALE 1:50

04.FEB.2002 5806



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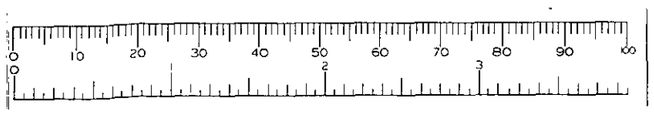

DWG NO. KPG-242/12
RIGHT HAND FLANK ELEVATION
PROPOSED
SCALE 1:50