LISTING EXP 11/4

APPLICATION NO:
**F/2002/6021**

LOCATION:
**34, St. Albans Old Bath Road, Sonning Reading.**

APPLICANT:
**Mr & Mrs J Smith C/O Christopher George**

PROPOSAL:
**Proposed erection of detached garage and conversion of existing garage to kitchen.**

EARLIEST DATE FOR DECISION: **06/04/2002**

**APPLICATION WILL HAVE EXPIRED ON:**
**25/04/2002**

CASE OFFICER: **Louise Smith**

APPROVED

1138

D2

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr & Mrs J Smith**
**C/O Christopher George**
**The Limes**
**Heathfield Road**
**High Wycombe**
**Bucks**
**HP12 4DQ**

**Application Number: F/2002/6021**

**Parish:** **SONNING**

**Location:** **34, St. Albans, Old Bath Road, Sonning, Reading.**

**Proposal:** **Proposed erection of detached garage and conversion of existing garage to kitchen.**

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.

**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.

**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 Policies LD3 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LT6 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 23/04/2002

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 | 6021 | Louise Smith |
| BUILDING CONTROL NUMBER | FP 2002/2959 North | |
| ~~APPLICANT~~/AGENT | Christopher George | |
| ADDRESS OF SITE | 34 Old Bath Road SONNING | |
| DESCRIPTION OF PROPOSED WORK | garage conversion & erect new detached garage. | |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | 686/01A | 686/01A |
| ELEVATIONS | — " | — " |
| FLOOR PLANS | — " | — " |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 23/4/02 | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None | |
| IF YES, WHAT ARE THE DIFFERENCES ? | / | |
| DATE | 17/5/02 | |

| 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 :** Louise Smith

**Application Number :** F/2002/6021

**Applicant :** Mr & Mrs J Smith C/O Christopher George.

**Location :** 34, St. Albans, Old Bath Road, Sonning, Reading.

**Proposal :** Proposed erection of detached garage and conversion of existing garage to kitchen.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 11/4 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 18/3.....

**Date Registered : 28/02/2002**

**Earliest Date for Decision : 06/04/2002**

**Latest Consultation Date/Site Notice Expiry Date : 06/04/2002**

**This application will have expired on: 25/04/2002. 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 :**

Environmental Design - no obj.
Highways - conditional approval.

**Planning Issues :**

Identified Settlement
Impact on Neighbouring Properties
Impact on Street scene.
Parking Provision -

**Application Number: F/2002/6021**

**Appraisal :**

The site is a detached dwelling, situated within the identified settlement of Sonning. The application proposes the conversion of the existing garage and the development of a detached garage to the front NE boundary. The garage would have a pitched roof with gable fronts and eaves elevations (2.1m to the eaves and 4.3m to the ridge)

Impact on Neighbouring Properties: No overlooking would result from the said development due to the side boundary treatment between St Albans and No 32 (1.8m ch fence and tall conifers).

Similarly, no adverse effects in terms of overshadowing or overbearing are foreseen for the development. No 32 has an outbuilding set just behind the proposed development, which fringes the same boundary line, which would not be adversely affected by this development. Furthermore, this neighbours outbuilding adds massing around the boundary (which is already aligned with tall conifers) and therefore reduces the impact of this proposal on the dwelling at No 32.

Impact on character of the Street scene:
A number of detached, pitched roof, single and double length garages can be found to the front part of side boundaries along Old Bath Rd (notably Nos 38, 36, 32, 30, 28). As such, it is considered that the proposed development would be in-keeping with the character of the Old Bath Road. The new facia planned for the converted garage would compliment the dwelling also. (*)

Parking Provision:
The parking capacity for this dwelling would be sustained and therefore Highways are minded to conditionally approve this application.

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

(*) Although it will be necessary for some vegetation to be removed, Environmental Design do not feel that it would result in a detrimental impact on the Street scene.

**Application Number F/2002/6021**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1 | C001 | R001 | |
| 2 | C014 | R014 | |
| 3. | C069 | R069 | |
| 4. | C122 | R122 | |
| | | | |
| | | | |
| | |

Look at neighb. front windows.
→ No 32 - pitched outbuilding to side boundary
→ see plans.

# RECORD OF SITE VISIT

**SITE ADDRESS:** 34, St. Albans Old Bath Road Sonning Reading.

**APPLICATION NUMBER:** F/2002/6021

**OFFICER:** Louise Smith

**DATE OF SITE VISIT:** 18/3.

**1 SITE/STATUTORY NOTICE DISPLAYED ?** N

**2. DESCRIPTION OF SURROUNDINGS**
Residential rd - large plots + dwellings - detached.
with detached gges. 2 storey
set back from road
High front boundary treatment.

**3. DESCRIPTION OF SITE/BUILDING**
detached 2 storey dwelling - irregular shape staggered front projection
white render + grey roof tile

**4. RELATIONSHIP TO ADJOINING PROPERTIES**
Set a similar distance as 32+36 from road
further back of No 30 + dwellings opposite
No 27 + 29 no front boundary treatment
→ prominent in streetscene.

Neighb. has outbuilding (pitched roof) located to this boundary ~~[illegible]~~ new development would lie very close to.

**5. SITE CONSTRAINTS**

**TREES**

**ACCESS/PARKING**

**LEVELS** Same

**BOUNDARY TREATMENT** front 1.5m ch fence + trees
right - 2.5m hedge + tall conifer trees fronting the boundary (other side neighbs property) one one applicants side.
left - tall conifers.

**OTHERS**
Neighbours have steep pitch front gges along Bath Rd.
~~No 36 - double length gge set v. far forward.~~

Proposed dwelling alterations → windows + porch
→ would be in keeping
porch not even visible from street scene.

Date: 04 April 2002

To: Highways

---

We have received Revised Plans for the following planning application:

Application Number: F/2002/6021

Location: 34, St. Albans, Old Bath Road, Sonning, Reading.

Proposal: Proposed erection of detached garage and conversion of existing garage to kitchen.

Applicant: Mr & Mrs J Smith C/O Christopher George.

Case Officer: Louise Smith

---

The new plans show the following: Garage Position brought back 10m from the public highway (Old Bath Road).

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**Comments are required by 12/04/2002.**

**Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.**

C049, R049

C122, R122

Adam 10/4/02.

**TO: DEVELOPMENT CONTROL** FROM: Environmental Design

Louise Smith DATE: 2nd April 2002

| | |
|---|---|
| Location: | 34, St Albans, Old Bath Road, Sonning, Reading |
| Proposal: | Proposed erection of detached garage and conversion of existing garage to kitchen |
| Application Number: | F/2002/6021 |

In response to your consultation dated 14th March 2002 for the above application, the tree and landscape comments are as follows:

I wish to raise an objection to he above application.

The western boundary of the site contains a number of mature trees and shrubs which would either require removal or be affected by the proposal to construct the new garage. Whilst none of the trees on the site are protected by a Tree Preservation Order the boundary planting is visible from the road and contributes to the visual amenity of the area.

The new garage would be highly visible from the road and would extend built form close to the road. Most of the properties in this locality are well set back from the road within landscape gardens. In my opinion the loss of planting and location of the garage would adversely affect the local landscape character and I recommend that the application is refused.

I suggest that the garage would be better located to the east of the property behind the road side planting with a sweeping driveway affording access. This would create a better relationship to the existing house, retain all the significant planting within the site and not give rise to an adverse change in landscape character or visual impact.

ROBERT PETROW
Consultant Landscape Architect

11/4/02
After further discussions with the Planning Officer it was considered that there will be necessary for some vegetation to be removed, however this will not have a detrimental impact on the street scene. Catherine Bimble

**To:**
**Trees**

**From:** Louise Smith

**Date:** 14 March 2002 18 MAR 2002

**Application Number:** F/2002/6021

**Proposal:** Proposed erection of detached garage and conversion of existing garage to kitchen..

**Site Address:**
34, St. Albans, Old Bath Road, Sonning, Reading.

8

**Applicant:**
Mr & Mrs J Smith C/O Christopher George.

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

---

object, tall bonsoin
tree, visable
garage [illegible]

**HIGHWAYS CONSULTATION SHEET**

**From:** Louise Smith **Date:** 14 March 2002

**Application Number:** F/2002/6021

**Proposal:** Proposed erection of detached garage and conversion of existing garage to kitchen.

**Parish:** SONNING PARISH

**Site Address:**
34, St. Albans, Old Bath Road, Sonning, Reading.

**Applicant:**
Mr & Mrs J Smith C/O Christopher George.

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).

Highways request a revised plan showing a minimum of 10.3 metres between the front of the garage and the highway boundary.

NB. From scale it appears to be currently 9.5 metres.

**Signed:** _____ **Print name:** Adam Coggins.

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: 28 FEB 2002 | Map No. 36 Site 007 |
| Officer: LS / Application No. F/2002/6021 | Easting: ..... Flood Pln ..... |
| | Northing: ..... Mineral ..... |

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

Description:
(F) PROPOSED ERECTION OF DETACHED GARAGE AND CONVERSION OF EXISTING GARAGE TO KITCHEN

Location: 34 OLD BATH ROAD

Parish: SONNING Ward: Sonning
14.3.02 23.

Applicant: MR/MRS J SMITH

Fee (6) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

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**Additional information required for validation**

| | | Reason | Requested | Received |
|---|---|---|---|---|
| 1 | 1:2500 OS location plan showing property edged in blue/red | | | |
| 2 | 1:500 block plan showing existing & proposed dev. + adj. Properties | | | |
| 3 | Forms unsigned | | | |
| 4 | Correct S 66 certificate | | | |
| 5 | Elevation plans | | | |
| 6 | Floor plans | existing layout to see alterations more clearly | request with SH | |
| 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 .....

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Date Site Notice Sent : 14.3.02 B 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 .....

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Rail Track .....
Police Arch. Liaison Officer .....

### HERITAGE BODIES

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

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### OTHERS:

No pre-app.....

.....

.....

### NEIGHBOURS:

.....

S/N. + see map.....

.....

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.....

.....

.....

.....

.....

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

Tel: (0118) 974 6463

Date: 14 March 2002

My ref: F/2002/6021

**WOKINGHAM UNITARY**
**Aiming for Excellence**

Councillor N Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX


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/2002/6021**
**34, St. Albans, Old Bath Road, Sonning, Reading.**
**Proposed erection of detached garage and conversion of existing garage to kitchen.**

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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
***Trevor Watson***
Development Control Manager

---

**LISTING FORM**
Case officer: **Louise Smith** Application Number: **F/2002/6021**
**34, St. Albans, Old Bath Road, Sonning, Reading.**
**Proposed erection of detached garage and conversion of existing garage to kitchen.**
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 N Rose

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

**Received by Wokingham District Council**

# Application No: F/2002/6021

**Proposal:**
Proposed erection of detached garage and conversion of existing garage to kitchen.

**Location:**
34, St. Albans, Old Bath Road, Sonning, Reading.

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

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

**WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6021 to enable the library staff to locate the correct information.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/04/2002. 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**

**14 March 2002**

| Organisation_Name | Building_Name | address1 | Postcode |
|---|---|---|---|
| | | 27OLD BATH ROADREADING | RG4 6SY |
| | | 29OLD BATH ROADREADING | RG4 6SY |
| | | 36OLD BATH ROADREADING | RG4 6TA |
| | | 32OLD BATH ROADREADING | RG4 6TA |

Neighbours Consulted 14.3 F/2002/6021

ADDRESS ST. ALBANS 34 OLD BATH ROAD PARISH ~~WOODLEY~~ SONNING Bound Revised 1/A

PLOT No. Old Property ORD. SHEET No. SU. 7574 (36

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| PD/A8/65 | Mr. Hough | Sun Room | 18/2/65 | App. NI |
| 187/73 | " | Extens. to new garage | 23. 3. 73 | App App |
| F/2002/6021 | Mr. & Mrs. Smith | Erect Det Garage + convert garage to Rest | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - conv of gar to kitchen - Mr Smith 13.7.01 (N)

DRAINAGE

6021

# Environmental Services

For office use only.
Application number: 28 FEB 2002* 6021

## 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<br>Address and postcode<br><br><br><br>Phone number | MR & MRS J. SMITH<br>ST. ALBANS<br>34 OLD BATH ROAD<br>SONNING<br>BERKS RG4 6TA |
| | Agent's Name<br>Address and postcode<br><br><br><br>Phone number | CHRISTOPHER GEORGE<br>THE LIMES<br>HEATHFIELD ROAD<br>HIGH WYCOMBE<br>BUCKS HP12 4DQ<br>01494 522274 |
| 3 | Site<br>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. | ST ALBANS<br>34 OLD BATH ROAD<br>SONNING<br>BERKS RG4 6TA |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | GARAGE CONVERSION AND ALTERATIONS TO DWELLING AND NEW DETACHED GARAGE |
| 5 | Are there any trees on the site?<br>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. | FACING BRICK AS EXISTING (WALLS)<br>PLAIN TILING AS EXISTING (ROOF) |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>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?<br>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: 0 |
| 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 Mr + Mrs J. SMITH

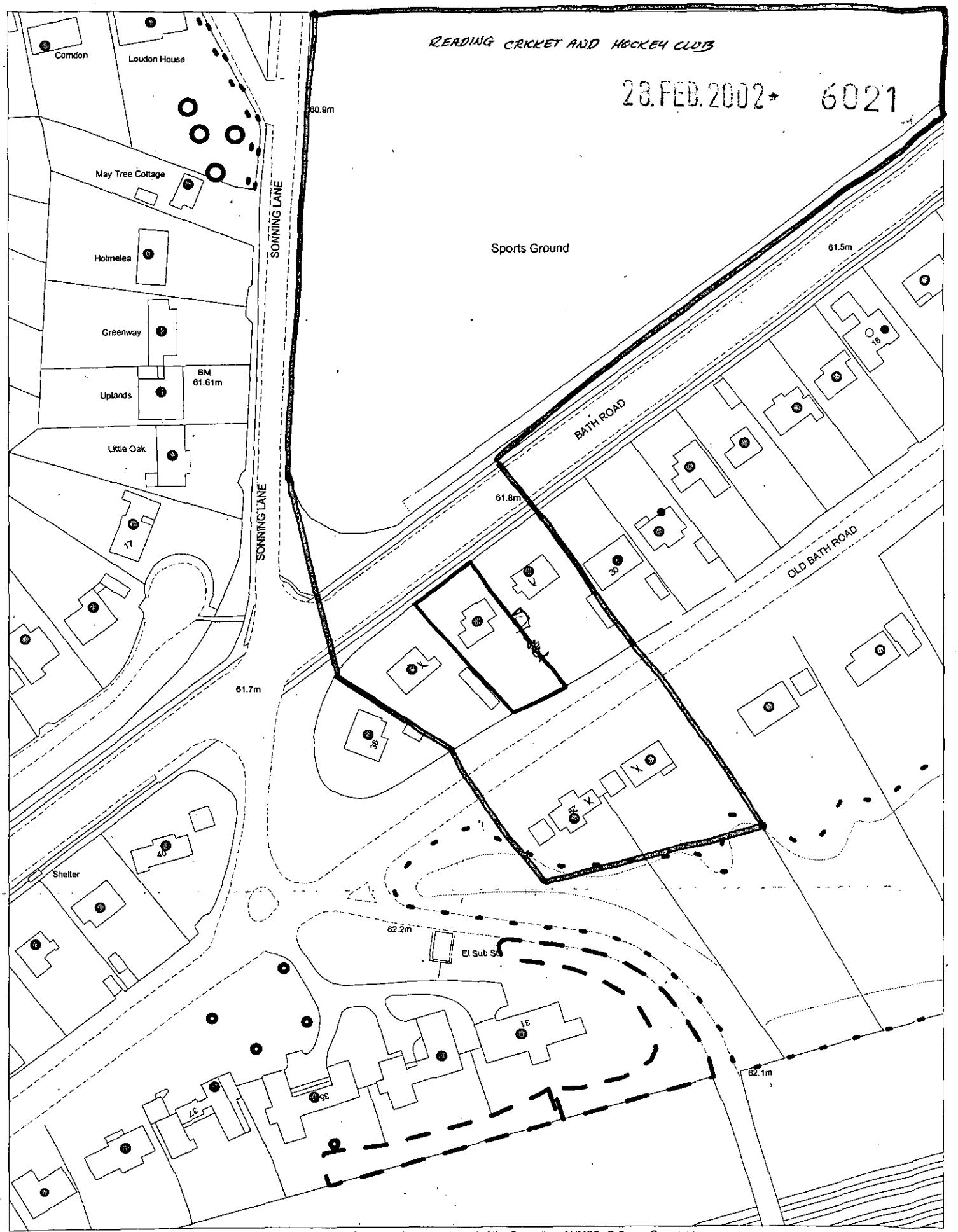
Date 27.2.02

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

# CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2002/6021**
CASE OFFICER: **Louise Smith**
SECTION 106 AGREEMENT Yes ☐ No ☐

| STAGE OF DEVELOPMENT | CONDITION NUMBER | DATE CONDITION DISCHARGED | DATE COMPLIANCE OBSERVED | DATE BREACH OBSERVED |
|---|---|---|---|---|
| PRIOR TO COMMENCEMENT | | | | |
| COMMENCEMENT | | | | |
| DURING CONSTRUCTION | | | | |
| COMPLETION | | | | |

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Development Control Section, Environmental Services, Wokingham District Council.
5 March 2002

Scale: 1 : 1250

N
W E
S