APPLICATION NO:
F/2000/2913

LOCATION:
Land Rear Of 139 Easthampstead Road, Wokingham.

APPLICANT:
Mr & Mrs Ryan C/O Martin Pole Nicholas

PROPOSAL:
Proposed re-enclosure of garden land with 1.8m high fence and associated landscaping.

EARLIEST DATE FOR DECISION: **31/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
19/01/2001

CASE OFFICER: **Mrs B Polnik**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(BP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Ryan
C/O Martin Pole Nicholas
7 Broad Street
Wokingham
Berkshire
RG40 1AY

Application Number: F/2000/2913

Parish: **WOKINGHAM**

Location: **Land Rear of 139, Easthampstead Road, Wokingham.**

Proposal: **Proposed re-enclosure of garden land with 1.8m high fence and associated landscaping.**

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. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, and this shall be carried out as approved and retained thereafter.

Condition
3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

Reason
2. In the interests of visual amenity.

Reason
3. In the interests of visual amenity.

Informative
1. This permission relates to the application as amended with revised plan number 29562/01A submitted to the Local Planing Authority on 26.1.2001 and does not approve the proposals as originally submitted.

Informative
2. 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 SBE1/2 and STV1.

Deposit Draft Wokingham District Local Plan Policies WOS2, WBE1 and WOS3.

John Mitchell

John Mitchell
Development Control Manager
Date: 01/02/2001

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.

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date July 10, 2001
My ref. BP/F/2000/2913/

Mr A Ryan
139 Easthampstead Road
Wokingham
Berkshire
RG40 2JB

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Ryan

RE: LAND REAR OF 139 EASTHAMPSTEAD ROAD FRONTING GREEN DRIVE

Further to your letter dated 17th May 2001 regarding details of planting pursuant to condition 2 on planning permission F/2000/2913, I confirm that the species are acceptable, subject to the number of plants being increased so that the climbers are planted at 3m centres to ensure quick coverage of the fence.

I hope this is of assistance.

Yours sincerely

JOHN MITCHELL
Development Control Manager

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 5 July 2001

Location:	Land rear of 139 Easthampstead Road
Proposal:	Proposed re-enclosure of garden land with 1.8m high fence and associated landscaping.
Application Number:	F/2000/2913

In response to your consultation dated 7 June 2001 for the above application, the landscape comments are as follows:

The species of climbers given in the letter dated 17 May 2001 are acceptable, however the number will need to be increased so that the climbers are planted at 3m centres to allow reasonably quick coverage of the fence.

Catherine Brimble

Catherine Brimble
Landscape Architect

2913
DETAILS TO COMPLY WITH CONDITIONS

Alan and Maureen Ryan

139 Easthampstead Road, Wokingham, Berkshire RG40 2JB

17 May 2001

John Mitchell
Development Control Manager
Environmental Service Department
Wokingham District Council
P O Box 157
Shute End
Wokingham

PLANNING SERVICES	HPT 4/34/68
POL	TLS
DC BP	ENF
PP	
S	
18 MAY 2001	
COPIES TO:	ACK:
	FILE:

Dear Mr Mitchell

Planning Application number: F/2000/2913

We have acquired ownership of the land in Green Drive, which was the subject of the above planning application, approved in February this year, with effect from 16 May 2001.

I am writing in response to Condition 2 of the approval and am herby submitting a scheme for landscaping.

We are happy to accept the comments made by your Landscape Architect Catherine Brimble in her note of 23 January 2001, a copy of which we obtained from the Planning Application file.

We are therefore proposing to plant on the roadside margin two Hedera Sulphur Heart or similar ivy and two Parthenocissus (Virginia Creeper) evenly and alternately spaced. On the garage forecourt margin we propose to plant one each of the same plants. The ground between the fence and the kerb will be prepared and planted with grass seed.

I would be grateful for your early confirmation that we can proceed.

Yours sincerely

Alan Ryan

Date: 07 June 2001

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2000/2913

Location: Land Rear Of 139, Easthampstead Road, Wokingham.

Proposal: Proposed re-enclosure of garden land with 1.8m high fence and associated landscaping.

Applicant: Mr & Mrs Ryan C/O Martin Pole Nicholas.

Case Officer: Mrs B Polnik

The new plans show the following: Details of landscaping pursuant to condition 02 on planning permission F/2000/2913. Letter dated 17.05.2001.

Comments are required by 17/06/2001.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/2913 (Planaps) / (Ludhouse) Date Rec. 18.5.01

Location: LAND R/o 139 EASTHAMPSTEAD RD

Parish WOK.

Applicant: MR RYAN

Description of attached plans: Details of landscaping pursuant to condition 2 on P.P. F/2000/2913

Drawing No's: letter dated 17.5.2001

CONSULTEES

Copies of plans will automatically be sent to Woodley Office, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)	CB.	✓
2.	NK (Env. Design)		
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER BP.

Consultations Sent by Admin. on 07.06.PS.

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/2913 (Planaps) / (Ludhouse) Date Rec. 18.5.01

Location: LAND R/o 139 EASTHAMPSTEAD RD

Parish WOK.

Applicant: MR RYAN

Description of attached plans Details of landscaping pursuant to condition 2 on P.P. F/2000/2913

Drawing No's: letter dated 17.5.2001

CONSULTEES

Copies of plans will automatically be sent to Woodley Office, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

		Drawing No's	
1.	NK (Landscape & Trees)	CB.	✓
2.	NK (Env. Design)		
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER BP.

Consultations Sent by Admin. on 07.06.PS.

Yellow - Part One Copy
Green - Officer's Copy

2913
DETAILS TO COMPLY WITH CONDITIONS

Alan and Maureen Ryan

139 Easthampstead Road, Wokingham, Berkshire RG40 2JB

17 May 2001

John Mitchell
Development Control Manager
Environmental Service Department
Wokingham District Council
P O Box 157
Shute End
Wokingham

PLANNING SERVICES	HPT 4/3468
POL	TLS
DC BP	ENF
APP	
S	
18 MAY 2001	
COPIES TO:	ACK:
	FILE:

Dear Mr Mitchell

Planning Application number: F/2000/2913

We have acquired ownership of the land in Green Drive, which was the subject of the above planning application, approved in February this year, with effect from 16 May 2001.

I am writing in response to Condition 2 of the approval and am herby submitting a scheme for landscaping.

We are happy to accept the comments made by your Landscape Architect Catherine Brimble in her note of 23 January 2001, a copy of which we obtained from the Planning Application file.

We are therefore proposing to plant on the roadside margin two Hedera Sulphur Heart or similar ivy and two Parthenocissus (Virginia Creeper) evenly and alternately spaced. On the garage forecourt margin we propose to plant one each of the same plants. The ground between the fence and the kerb will be prepared and planted with grass seed.

I would be grateful for your early confirmation that we can proceed.

Yours sincerely

Alan Ryan

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/2913

Applicant : Mr & Mrs Ryan C/O Martin Pole Nicholas.

Location : Land Rear Of 139, Easthampstead Road, , Wokingham.

Proposal : Proposed re-enclosure of garden land with 1.8m high fence and associated landscaping.

Site Notice Displayed ? :	YES	NO	DATE
	✓		22.12.00

Date of Neighbour Notifications : .....

Date of Site Visit : 22.12.2000

Date Registered : 24/11/2000

Earliest Date for Decision : 31/12/2000

Latest Consultation Date/Site Notice Expiry Date : 31/12/2000

This application will have expired on: 19/01/2001. 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 : Revised plan received 26.1.2001 29562/01A showing 1.5m set back

- Landscape Architect: gap of 1-1.5m between fence and kerb considered acceptable to grow climbers to soften fenceline - alternatively a hedge. (Officer comment: details of landscaping to be dealt with by condition)
- Highway Authority: no objection
- PROW: no objection

~~Planning Issues~~:

- Letters of representation: 2 letters in support of gopoly.

Application Number: F/2000/2913

Land rear of 139 Easthampstead Rd, Wokingham

PROPOSAL: Full application for erection of 1.8m high close boarded fence rear of property fronting Green Drive.

APPRAISAL: main issues are:

A. Principle of development

Policies STV1 of South East Area Local Plan; and WOS2 of Wokingham District Local Plan

Site is located in within the settlement boundary as defined by both SEALP and WDLP where there is a general principle in favour of development subject to no adverse impact on character of the area, amenities of neighbouring occupiers, highway safety etc.

B. Impact on visual amenity of area and streetscene

EN1 of Berkshire Structure Plan; SBE1/2 of South East Area Local Plan; and WOS3 and WBE1 of Wokingham District Local Plan

The area is characterised by dwellings of varied designs with associated gardens. Gardens are generally enclosed by either brick walls or wooden fences. The application relates to an open grassed fronting Green Drive, a cul de sac, adjacent to a block of 3 garages. Previous plans (appln no. B/16/59) indicate that the land previously contained a greenhouse. According to the agent the land was used as garden and was previously enclosed by a fence. The greenhouse fell into disrepair and was therefore removed as was a fence.

In the early 1990's 2 applications (36268 for 4 garages and 38212 for a bungalow) were refused and dismissed on appeal. Whilst 38212 was dismissed on grounds of impact on the streetcene the nature of development was materially different and the proposal would have enclosed a larger area.

In terms of streetscene Green Drive is a single width road at this point which opens out south of the site. The western side of the road contains a footpath and a fence and building hard up against the edge of the footpath. To the east there is no footpath and the boundary with Little Orchard comprises of a 2m hedge (fairly sparse in places). Rear of 137 Easthampstead Rd there is a fence which is set in approx. 4-5m. This 4-5m strip contains some hedging/brambles and grassed area. Rear of 139 Easthampstead Rd this area becomes wider.

Whilst the current proposal would result in enclosing part of this land by a 1.8m high closeboarded fence, the fence would be set in 1.5m decreasing to 1m adjoining the garage block to enable the provision of landscaping to soften its impact on the

streetscene. Although the Inspector on the previous appeals had commented on that the land had some amenity value it is considered that the proposal is acceptable in the streetscene and that the visual amenity of the area would not be adversely affected. The nature of the development is also different to that previously proposed.

C. Impact on amenities of neighbouring occupiers

SBE1/2 of South East Area Local Plan; and WOS3 and WBE1 of Wokingham District Local Plan

No adverse impact due to nature of proposal and relationship with adjoining properties.

D. Highway issues

WOS3 of Wokingham District Local Plan

Highway Authority raises no objection.

RECOMMENDATION: Approval: ☑ ~~Refusal:~~ ☐

Application Number F/2000/2913
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	C001	R001	Standard time - 5 yrs
2.	C150	R150	Landscaping details
			delete 'which shall include ..... '
			insert after 'landscaping'
			'...and this shall be carried out as
			approved and retained thereafter.'
3.	C151	R151	Landscaping to be carried out
	INFORMATIVES:		
1.	N02		revised plan 29562/01A
			received 26.1.2001

Informative for approvals
2. N16
~~LODDON AREA LOCAL PLAN POLICIES:~~
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1/2, STV1
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WBE1, WOS3
~~GREEN BELT LOCAL PLAN POLICIES:~~
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1
~~MINERALS LOCAL PLAN POLICIES:~~

1/2/01

RECORD OF SITE VISIT

SITE ADDRESS: Land Rear Of 139 Easthampstead Road Wokingham.

APPLICATION NUMBER: F/2000/2913

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 22.12.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ on telegraph pole fairly Southlands Rd at entrance to Green Drive.

2. DESCRIPTION OF SURROUNDINGS

Predominantly residential in character - mix of dwelling types and design including variety of boundary treatment.

3. DESCRIPTION OF SITE/BUILDING

open grassed area adj. garage block

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to plan

5. SITE CONSTRAINTS

TREES	None affected
ACCESS/PARKING	refer to plan
LEVELS	no change
BOUNDARY TREATMENT	Close boarded fence opposite adj. footpath hard edge
OTHERS	No Easthampstead Rd 2m hedge then opens out

Applicationo	Name & Address
F/2000/2913	D Jaques Tall Trees Green Drive Wokingham RG40 2HT
F/2000/2913	Mrs J Heather Pinecroft Green Drive Wokingham RG40 2HT

App. approved
Letter sent 07/02/01

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

Tel: 0118 974 6450

Date: **07 December 2000**

My ref: F/2000/2913

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/2000/2913
Land Rear Of 139, Easthampstead Road, , Wokingham.
Proposed re-enclosure of garden land with 1.8m high fence and associated landscaping.

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 **Mrs B Polnik** on **0118 974 6450**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/2913**
Land Rear Of 139, Easthampstead Road, , Wokingham.
Proposed re-enclosure of garden land with 1.8m high fence and associated landscaping.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Wyatt

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

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

Tel: 0118 974 6450

Date: ***07 December 2000***

My ref: F/2000/2913

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/2000/2913
Land Rear Of 139, Easthampstead Road, , Wokingham.
Proposed re-enclosure of garden land with 1.8m high fence and associated landscaping.

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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 **Mrs B Polnik** on **0118 974 6450**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/2913**
Land Rear Of 139, Easthampstead Road, , Wokingham.
Proposed re-enclosure of garden land with 1.8m high fence and associated landscaping.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Green

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

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 1 February 2001

Location:	Land rear of 139 Easthampstead Road
Proposal:	Proposed re-enclosure of garden land with 1.8m high fence and associated landscaping.
Application Number:	F/2000/2913

In response to your consultation dated 29 January 2001 for the above application, the landscape comments are as follows:

The revised plan showing a gap of 1.5m narrowing to 1m between the edge of the kerb and the fence is acceptable. The applicant will need to submit details of planting to be undertaken along the fenceline.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 29 January 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/2913

Location: Land Rear Of 139, Easthampstead Road, Wokingham.

Proposal: Proposed re-enclosure of garden land with 1.8m high fence and associated landscaping.

Applicant: Mr & Mrs Ryan C/O Martin Pole Nicholas.

Case Officer: Mrs B Polnik

The new plans show the following: Revised plan showing a landscaping strip of 1.5m wide. Drawing no 29562/01A.

Comments are required by 08/02/2001.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

(REVISED PLANS) ADDITIONAL PLANS MINOR AMENDMENTS ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/2913 (Planaps) / (Ludhouse) Date Rec. 26.1.2001

Location: LAND R/O 139 EASTHAMPSTEAD RD

Parish WOKINGHAM

Applicant: MR & MRS RYAN

Description of attached plans Revised plan showing a landscaping strip of 1.5m wide

Drawing No's: 29562/01A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

		Drawing No's	
1.	NK (Landscape & Trees)	CB	✓
2.	NK (Env. Design)		
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER BP.

Consultations Sent by Admin. on 29.01.P5

Yellow - Part One Copy
Green - Officer's Copy

REVISED PLAN
2913

PLANNING SERVICES	HPT 39185
POL BP	TLS
DC	ENF
APP	
CS	
26 JAN 2001	
COPIES TO:	ACK:
	FILE:

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc, FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)

G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS, IRRV
P C Neale FRICS
L J Ruse FRICS

24 January, 2001

Our ref: JI/25962/MH

Wokingham District Council,
Planning Department,
Shute End,
Wokingham.
RG40 1WH.

For the attention of Mrs. B. Polnik.

Dear Mrs. Polnik,

Re: Land at rear of 139 Easthampstead Road and Green Drive, Wokingham
Planning Application Ref: F/2000/2913

We have been informed by the Owner of the land that in fact the land abuts the first garage of the block of three at the end of Green Drive. To this end please find enclosed copies of drawing ref: 29562/01A (location and site plan) which shows this amendment. The plan also shows a 1.5 metre gap between the fence line and the kerb, this narrows to 1 metre adjacent to the garage.

As indicated in my letter of the 16th January it is considered that having regarding to the proposed landscaping this will leave a sufficient gap to this side of Green Drive.

Yours sincerely,

J. M. Ireland

Mrs. Jane M. Ireland BA(Hons) MRTPI
for Martin & Pole, Nicholas
Planning Department.

Chartered Surveyors

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office	Earley Office	Crowthorne Office	The Auction House
(0118) 959 1231	(0118) 926 4422	(01344) 780111	(0118) 979 0460
Fax: (0118) 958 5061	*Fax: (0118) 926 3334*	*Fax: (01344) 780191*	*Fax: (0118) 977 6166*

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 23 January 2001

Location:	Land rear of 139 Easthampstead Road
Proposal:	Proposed re-enclosure of garden land with 1.8m high fence and associated landscaping.
Application Number:	F/2000/2913

In response to your informal consultation dated 17 January 2001 for the above application, the landscape comments are as follows:

It is accepted that a gap of 1 – 1.5m between the proposed fence and kerb line is sufficient to grow climbers, which will soften the fenceline in this location just as well as a hedge.

Planting will be required on the roadside as it will take a number of years for climbers planted on the garden side to grow over and provide the same effect as those planted on the road side.

The type of climbers that would be suitable to plant are self-clingers such as Euonymus fortunei forms, Hedera (Ivy), and Parthenocissus (Virginia Creeper). Other climbers will need some support such as wires or a trellis type structure.

Catherine Brimble

Catherine Brimble
Landscape Architect

Martin & Pole

inc. Watts & Son Est. 1846

16 January, 2001

Our ref: JI/25962/MH

BP 36735

Wokingham District Council,
Planning Department,
Shute End,
Wokingham.
RG40 1WH.

For the attention of Mrs. B. Polnik.

Dear Mrs. Polnik,

Re: Land at rear of 139 Easthampstead Road and Green Drive, Wokingham.

I am writing in response to our recent telephone conversation regarding landscaping at the above Site. As discussed, the need for the landscaping is to soften the impact of the fence to the Green Drive aspect. This aim could be achieved by the use of fast growing climbers and trailing plants. In terms of maintenance the preferred option would be to plant within the garden side of the fence and then allowing the plants to trail over. Although the alternative of planting direct to the Green Drive aspect would also be considered. As indicated previously the actual plant species could be dealt with by condition.

With regard to the provision of a gap between the fence and kerb. I understand this is to create a "more open" feel to this side of Green Drive. The site plan has a gap of just over 1 metre and, in particular having regard to the proposed use of climbing plants, it is considered that a gap of between 1 and 1.5 metres could achieve this aim. The provision of a larger gap is likely to lead to an unmaintained grass verge along this side of Green Drive. As noted in your previous letters the Council would not be interested in acquiring this piece of land for an amenity use or for its maintenance.

I understand that you will speak to Catherine Brimble in respect of the proposed landscaping species. However, please do not hesitate to contact me if there are any queries whatsover.

Yours sincerely,

Mrs. Jane M. Ireland BA(Hons) MRTPI
for Martin & Pole, Nicholas
Planning Department.

cc. C Brimble for comment 17/1

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office (0118) 959 1231 Fax: (0118) 958 5061
Earley Office (0118) 926 4422 Fax: (0118) 926 3331
Crowthorne Office (01344) 780111 Fax: (01344) 780291
The Auction House (0118) 979 0460 Fax: (0118) 977 6168

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc. FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)
G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS. IR
P C Neale FRICS
L J Ruse FRICS

Received 17 JAN 2001

BY HAND 16.01.2001

Martin & Pole Nicholas

inc. Watts & Son

Est. 1846

16 January, 2001

Our ref: JI/25962/MH

PLANNING SER	
POL	TLS
DC BP	ENF 38735
APP	
CS	
16 JAN 2001	
NOTES TO:	ACK:
	FILE:

Wokingham District Council,
Planning Department,
Shute End,
Wokingham.
RG40 1WH.

For the attention of Mrs. B. Polnik.

Dear Mrs. Polnik,

Re: Land at rear of 139 Easthampstead Road and Green Drive, Wokingham.

I am writing in response to our recent telephone conversation regarding landscaping at the above Site. As discussed, the need for the landscaping is to soften the impact of the fence to the Green Drive aspect. This aim could be achieved by the use of fast growing climbers and trailing plants. In terms of maintenance the preferred option would be to plant within the garden side of the fence and then allowing the plants to trail over. Although the alternative of planting direct to the Green Drive aspect would also be considered. As indicated previously the actual plant species could be dealt with by condition.

With regard to the provision of a gap between the fence and kerb. I understand this is to create a "more open" feel to this side of Green Drive. The site plan has a gap of just over 1 metre and, in particular having regard to the proposed use of climbing plants, it is considered that a gap of between 1 and 1.5 metres could achieve this aim. The provision of a larger gap is likely to lead to an unmaintained grass verge along this side of Green Drive. As noted in your previous letters the Council would not be interested in acquiring this piece of land for an amenity use or for its maintenance.

I understand that you will speak to Catherine Brimble in respect of the proposed landscaping species. However, please do not hesitate to contact me if there are any queries whatsover.

Yours sincerely,

J.M. Ireland

Mrs. Jane M. Ireland BA(Hons) MRTPI
for Martin & Pole, Nicholas
Planning Department.

cc. C. Brimble for comment 17/1.

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office	Earley Office	Crowthorne Office	The Auction House
(0118) 959 1231	(0118) 926 4422	(01344) 780111	(0118) 979 0460
Fax: (0118) 958 5061	*Fax: (0118) 926 3334*	*Fax: (01344) 780191*	*Fax: (0118) 977 6166*

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc, FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)
G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS, IRRV
P C Neale FRICS
L J Ruse FRICS

Chartered Surveyors

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 13 December 2000

Location:	Land rear of 139 Easthampstead Road
Proposal:	Proposed re-enclosure of garden land with 1.8m high fence and associated landscaping.
Application Number:	F/2000/2913

In response to your consultation dated 7 December 2000 for the above application, the landscape comments are as follows:

Although I have no objections to the principle of the re-enclosure of this land, I consider that the space left between the kerb and the new fenceline for the hedgerow, approx. 1m, is insufficient for the future growth of the hedge, especially as Green Drive is quite a narrow road.

I would suggest that the new fence is positioned about 2.5m from the kerb with the hedge planted within a metre from the fence. This will allow sufficient space for the plants to grow to a size to help soften the fence, without growing into the road.

The applicants need to submit a detailed landscape scheme showing details of plants to be planted within the hedgerow including, full species name, size of plant at time planting and planting densities.

Catherine Brimble

Catherine Brimble
Landscape Architect

PLANNING SERVICES	DPT
POL	TLS
DC	DEP
APP	
CS QBS	BP
18 DEC 2000	
COPIES TO:	ACK: ✓
	FILE:

0118 9781990

Tall Trees,
Green Drive,
Wokingham,
Berkshire.
RG40 2HT

Dear Mrs. Poinik,

11th December, 2000

re: App No. F/2000/2913

Having now seen a copy of the application, we are pleased that the land in question will be enclosed with a fence and associated landscaping.

Our only question is, will the fence be set back from the kerb edge? This is not clear from the map. As you are probably aware, the huge SITA lorries come down Green Drive on Wednesdays to collect our rubbish, and the road is just about wide enough to accommodate them. Should the fence be right on the edge of the plot, it could suffer some damage from these lorries.

However, I am sure that your Highways Department will probably check the required measurements etc. before deciding on the plan.

Yours sincerely,

(D. JAQUES)

Mrs. B. Poinik,
ESD Planning Services,
PO Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 0825	BCY
05 JAN 2001	
COPIES TO:	ACK:
	FILE:

Mrs J Heather
Pinecroft
Green Drive
WOKINGHAM
Berkshire
RG40 2HT

action for blind people

3rd January 2001

F/2000/2913

Mrs. B. Polnik
Planning Officer
Wokingham District Council
Shute End
Wokingham

Dear Mrs. Polnik,

I refer to my telephone conversation with a member of your Department regarding the land in Green Drive which is being purchased by Mr. & Mrs. Ryan to extend their garden at 139 Easthampstead Road. First of all I would like to say that I, and other residents of Green Drive are delighted that this land is to be fenced off.

However, I understand there is a recommendation that the fence should be sited 2.5 m from the road. Even with some "landscaping" this distance would enable cars to be parked thereon, which has been done in the past – in fact on one occasion a white van was parked there for many weeks.

A distance of half a metre would be much more realistic and would, I am sure, satisfy everyone.

It would be a great pity if the recommendation regarding the siting of the fence was accepted and the proposed purchase fell through as the state of this land has, for many years, caused considerable annoyance to the residents of Green Drive, as it receives virtually no maintenance from the present owners.

I would also like to point out that the boundary fence of the property at the entrance to Green Drive is actually not set back from the road at all.

Yours sincerely,

D. J. Heather

(Mrs) J. Heather

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik **Date:** 07 December 2000

Application Number: F/2000/2913

Proposal: Proposed re-enclosure of garden land with 1.8m high fence and associated landscaping.

Parish: WOKINGHAM TOWN

Site Address:
Land Rear Of 139, Easthampstead Road, , Wokingham.

Applicant:
Mr & Mrs Ryan C/O Martin Pole Nicholas.

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:** Adam Coggins 12/12/00

From:	**Graham Barnwell, PROW/NRSWA Officer**
To:	**Mrs B Polnik**
Date:	**12th December 20000**
Application No.	**F/2000/2913**
Proposal:	**Proposed re-enclosure of garden land with a 1.8m high fence and associated landscaping.**
Site Address:	**Land rear of 139 Easthampstead Road**
Applicant:	**Mr & Mrs Ryan C/O Martin Pole Nicholas**

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
13 DEC 2000	
COPIES TO:	ACK:
	FILE:

Observations:

I have no objections to this application.

Graham

Received by Wokingham District Council

Application No: F/2000/2913

Proposal:
Proposed re-enclosure of garden land with 1.8m high fence and associated landscaping.

Location:
Land Rear Of 139, Easthampstead Road, , 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/12/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

07 December 2000

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

Chartered Surveyors

7 Broad Street
Wokingham
Berkshire
RG40 1AY

Telephone
Wokingham
(0118) 989 4499

Residential Sales
Wokingham
(0118) 979 0010

Facsimile
Wokingham
(0118) 977 1991

Dear Ms Hurst Re Land at Green Drive Wokingham

As requested please find enclosed 6 x copies of a 1.8m high fence elevation. As indicated in the accompanying letter landscaping is to be sought by condition

With Compliments Many thanks

Jane Ireland.

Rec'd 11.10 AM 24.11.00

Martin & Pole Nicholas

inc. Watts & Son

Est. 1846

24 November 2000
JI/lea/29562

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc, FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)

G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS, IRRV
P C Neale FRICS
L J Ruse FRICS

Chartered Surveyors

Mrs B Polnik
Planning and Transportation Department
Environmental Services
Wokingham District Council
Shute End
Wokingham

24.NOV.2000* 2913

Dear Mrs Polnik

LAND AT GREEN DRIVE, WOKINGHAM
RE-ENCLOSURE OF GARDEN LAND

We are instructed by our client to submit an application for the above proposal.

To this end please find enclosed

- Six copies of the planning application form
- Section 66 Certificate
- Six 1:500 location plans showing the proposed line of fencing and hedging dwg no 29562/01
- Six 1:1250 ordnance survey location plans
- Planning fee of £95.00

The application is being submitted further to our pre application correspondence, copies of which are attached for your information. The land in question had previously been enclosed and used for cultivation purposes. The applicant's intention is to enclose the land in question into the garden area of 139 Easthampstead Road which is contiguous to the land.

With regard to your comments regarding fencing it is intended that the area will be enclosed by a 1.8 metre high close boarded fence with landscaping hedgerow to the Green Drive aspect. The detail of this landscape to be subject to a planning condition.

Continued/..

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office (0118) 959 1231 *Fax: (0118) 958 5061*
Earley Office (0118) 926 4422 *Fax: (0118) 926 3334*
Crowthorne Office (01344) 780111 *Fax: (01344) 780191*
The Auction House (0118) 979 0460 *Fax: (0118) 977 6166*

I trust you have enough information to determine the application but please do not hesitate to contact me if you require any further information whatsoever.

Yours sincerely

J. M. Ireland

Mrs Jane M Ireland BA(Hons) MRTPI
for Martin & Pole, Nicholas
Planning Department

24 NOV 2000 2913

Enclosures

(*) PRE-APP ATTACHED (*)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 24 NOV 2000	
Officer: BP	Application No. F/2000/2913

Map No. 84 Site 0:03

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☑ Incorrect Fee ☑ Invalid ☐ PD

Description:
(F) PROPOSED RE-ENCLOSURE OF GARDEN LAND WITH 1.8M HIGH FENCE AND ASSOCIATED LANDSCAPING

Location: LAND R/O 139 EASTHAMPSTEAD ROAD

Parish: WOKINGHAM Ward: WESCOTT 7.12.00

Applicant: MR/MRS RYAN

Fee Received 95-00 Required ~~[illegible]~~ Additional ~~95~~ Refund .....

(4)

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	Q8 is this cou of land No - —	Phoned 5/12	
4	Correct S 66 certificate			
5	Elevation plans	elevations fence/hedge.	To follow	✓ 6/12
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 : 7.12.00 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:

.....
.....
Pre-app attached.

NEIGHBOURS:

S/N+ 150, 152, 154, 137, 141 Easthampstead Rd
The Coach House
Pine Croft
Tall Trees
Penlan
Satis
Garth
The Garden Cottage
} Green Drive, Wokingham ✓

PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer N/A in space. Please submit **SIX** copies of this form and plans to:-
THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

24.NOV.2006 2913

1.		APPLICANT'S NAME	Mr and Mrs Ryan
		ADDRESS	c/o Agent
		POSTCODE	PHONE:
2.	If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Martin & Pole, Nicholas
		ADDRESS	7 Broad Street WOKINGHAM
		POSTCODE	RG40 1AY PHONE: 0118 978 0777
3.	On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in blue:	SITE LOCATION:	Land at Green Drive, Wokingham and rear of 139 Easthampstead Road
4.	WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		Re-enclosure of garden land
5.	Give the area in hectares or part of a hectare	AREA OF SITE	0.01
6.	State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Prospective purchaser
7.	List all the plans and drawings submitted with the application	PLANS/DRAWINGS	*Diag No 29562/01; Location Plan/Site Plan 1:1250 O S Extract*

DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING? Tick the boxes

CHANGE OF USE [ ] REDEVELOPMENT [ ]
ERECTION OF NEW BUILDING [ ] ALTERATION or EXTENSION [ ]

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	[ ]	See question 10	
FULL PERMISSION	[x]		
APPROVAL OF DETAILS/RESERVED MATTERS	[ ]	State relevant outline permission number.	
TEMPORARY PERMISSION	[ ]	State period required.	
RELAXATION OF CONDITIONS	[ ]	State relevant application no.	

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application

SITING [ ]
EXTERNAL APPEARANCE [ ] DESIGN [ ]
MEANS OF ACCESS [ ] LANDSCAPING [ ]

11.	WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	Previously garden land	
12.	DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	Yes	If yes, show existing route(s) and any proposed alternatives on the plans
13.	ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED	No	If so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	STATE EXTERNAL MATERIALS TO BE USED	N/A	
15.	HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	By 1.8 m close boarded fence and hedgerow as indicated on drawing no. 2956 2/01	
16.	HOW WILL SURFACE WATER BE DISPOSED OF?	N/A	
17.	HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system: If no, please give details: N/A	
18.	WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	N/A 24.NOV.2000* 2913	
19.	HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?	N/A	

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, PLEASE COMPLETE THE FOLLOWING TABLE:

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	N/A /	/	/
BUNGALOW	/	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

21.	DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	If YES, complete Part 2 of the form
22.	DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? — No	If YES, please ask for and complete Part 3 of the form
23.	STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£95.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building regulations Approval.

SIGNED: Mark + Jade Nicholas ON BEHALF OF: Mr and Mrs Ryan DATE: 23.Nov 00.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

This part of the form need only to be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. State the Gross floor space (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (Other than A2)				
B1(b)	RESEARCH AND DEVELOPMENT				
B1(c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE AND DISTRIBUTION		14.NOV.2000	2913	
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
Other	Please specify				
Other	Please specify				
	Total				

25. IF A C1 OR C2 USE IS PROPOSED, PLEASE STATE THE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed	N/A	

27. DESCRIBE THE ACTIVITIES OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

N/A

28. WHO WILL OCCUPY THE PREMISES?
(a) give the name and current operating address of the proposed occupier
(b) Will these premises be vacated?

N/A

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER THE COMPLETION OF THE DEVELOPMENT

Existing staff	Transferred staff	New staff	Total
N/A			

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state which material, the quantity and method of storage

No

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

SECTION 66 CERTIFICATE

Application No. 24.NOV.2000 2913

24.NOV.2000* 2913

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 not less unexpired term of which is than 7 years

OR

* See Note (a) to Certificate A

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) 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.

Owners (a) name	*Address at which notice was served*	*Date on which notice was served*
D.L. NOBB ESQ. THE GATE HOUSE	1 BROOKSIDE MANOR 240 LEIGH ROAD WIMBORNE DORSET BH21 2BS	23. Nov '00

OR

* See Note (a) to Certificate A

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue 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 accompanying application were owners (a) of any part of the land to which the application relates.

Owners (a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken

- 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)

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

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

the (c)

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

on (d)

OR

I certify that:

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

- I have/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 the 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) 24.NOV.2000* 2913

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

on (d)

(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 not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable

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

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

OR

- I have/The applicant has* given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application was a tenant of a 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 Martin + Pola Nicholas

On behalf of **Mr and Mrs Ryan**

Date 23 . Nov '00

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

ADDRESS 139 EASTMANSTEAD ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER TP/179/4070 DEV. HOUSE

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~LR 10504~~	MR. A. RYAN	~~ALTS & GARAGE, FIRST FLOOR~~	9.4.79	~~APP~~ W/A
10421	"	" "	8.6.79	W/A C/A
27064			20.2.87	C/A
LAA1979	"	2/ST. EXT & GARAGE	18.12.86	APP
42303	"	" & 2+5/ST. EXT.	18.4.94	C/A
LP94/2539	"	" "	6.7.94	C/APP

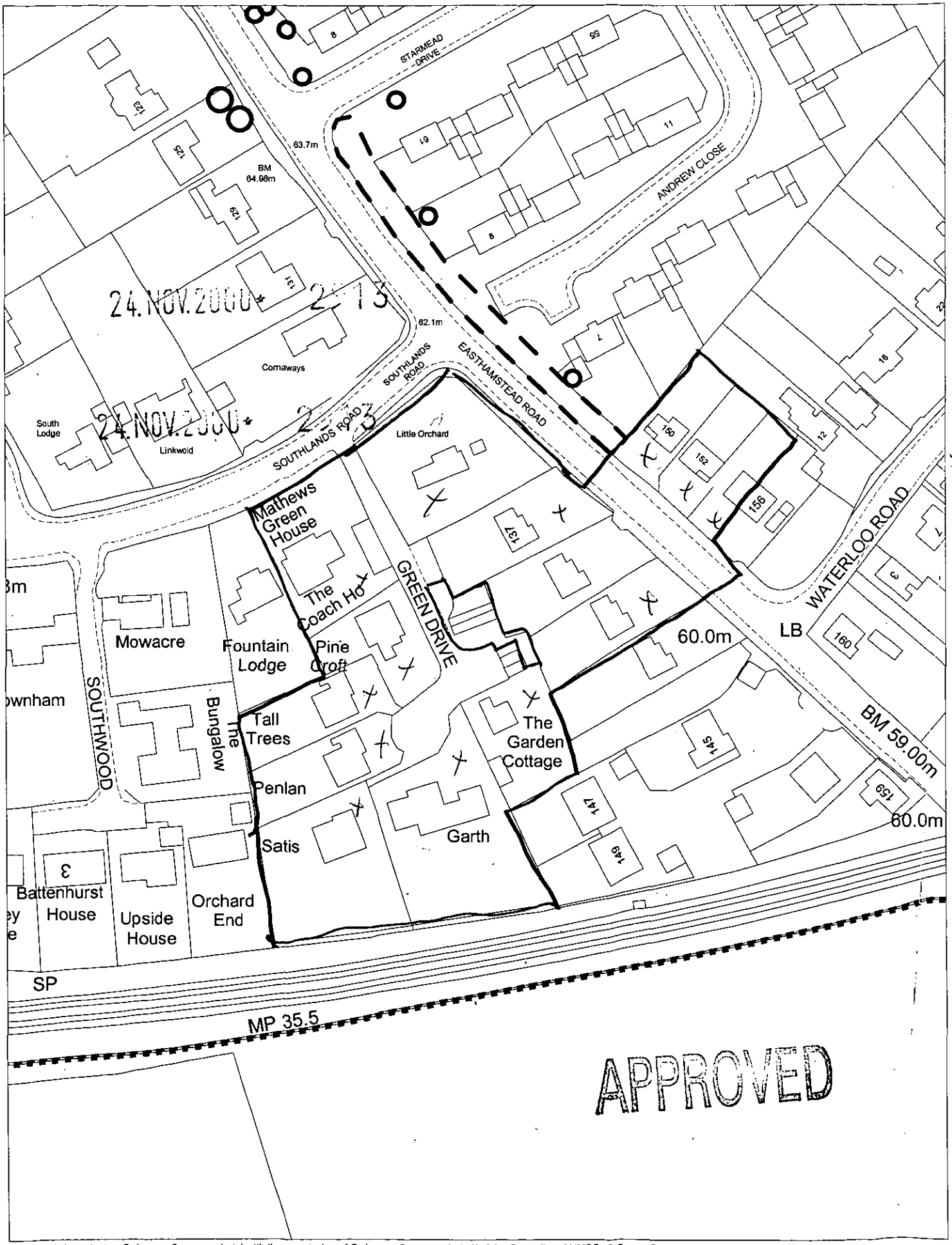
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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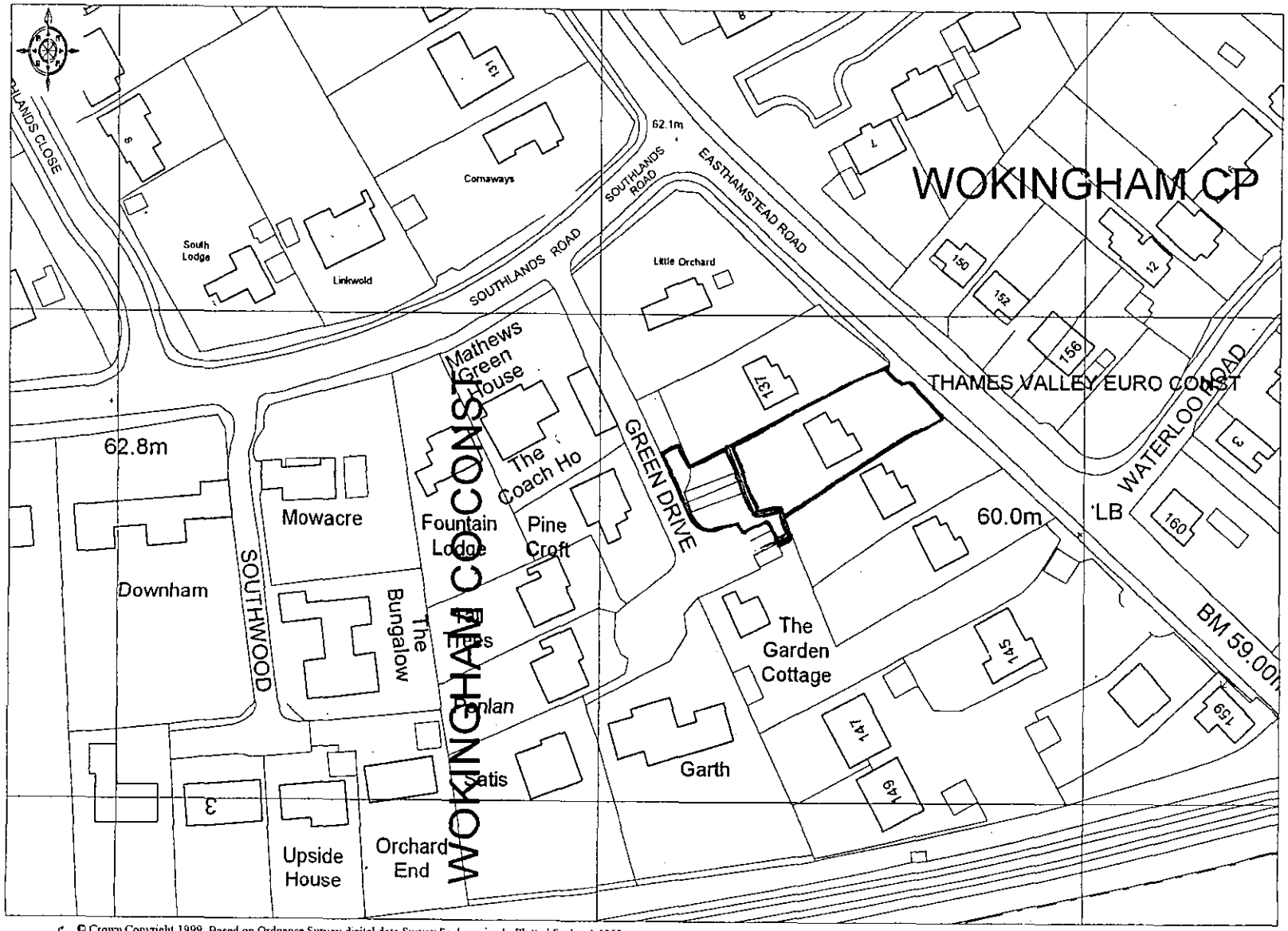
Development Control Section, Environmental Services, Wokingham District Council.

5 December 2000 Scale: 1 : 1250

APPROVED



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