APPLICATION NO:

F/2000/3064

LOCATION:

25 Poppy Place, Wokingham.

APPLICANT:

Mr & Mrs O'Donnell C/O P J M Architectural Services

PROPOSAL:

Proposed single storey rear extension to dwelling to form conservatory.

EARLIEST DATE FOR DECISION: **27/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 14/02/2001

CASE OFFICER: **Helen Pollock**

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs O'Donnell
C/O P J M Architectural Services
30 Lawrence Mead
Kintbury
Berkshire
RG17 9XT

Application Number: F/2000/3064

Parish: **WOKINGHAM**

Location: **25, Poppy Place, Wokingham.**

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

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

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

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

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

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

Informative

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

Berkshire Structure Plan Policy EN1.

South East Area Local Plan Policies SBE1 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WBE2.

John Mitchell

John Mitchell
Development Control Manager
Date: 13/02/2001

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.

Received by Wokingham District Council

Application No: F/2000/3064

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
25, Poppy Place, , 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/01/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not 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

03 January 2001

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

Tel: 0118 974 6480

Date: **03 January 2001**

My ref: F/2000/3064

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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/2000/3064
25, Poppy Place, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.

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

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

If you have any questions please do not hesitate to contact **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: ***Helen Pollock*** *Application Number:* **F/2000/3064**
25, Poppy Place, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Malvern

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

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

Tel: 0118 974 6480

Date: **03 January 2001**

My ref: F/2000/3064

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/3064**
25, Poppy Place, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
*I wish this application to be listed should the officers recommendation be for*_____
and my reason(s) are_____

Signed: _____ Date: _____
Councillor Eke

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

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

Tel: 0118 974 6480

Date: **03 January 2001**

My ref: F/2000/3064

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/3064**
25, Poppy Place, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Earnshaw

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

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/3064

Proposal:
Proposed single storey rear extension to dwelling to form conservatory.

Location:
25 Poppy Place Wokingham

This application is being advertised in the Wokingham Times newspaper on the 31/01/2001 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **21/02/2001**. Written comments submitted will become available for public inspection.

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

Date: 31/01/2001

29/1 - Green disp on post by entrance to Poppy Place.
Red SV disp on porch support outside № 25.

Natalie

WORK SHEET FOR : Helen Pollock

Application Number : F/2000/3064

Applicant : Mr & Mrs O'Donnell C/O P J M Architectural Services.

Location : 25, Poppy Place, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		29/01/01

Date of Neighbour Notifications : 6/02/01

Date of Site Visit : .....

Date Registered : 20/12/2000

Earliest Date for Decision : 27/01/2001

Latest Consultation Date/Site Notice Expiry Date : 27/01/2001

This application will have expired on: 14/02/2001. 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 :

Conservation officer : Considers principle acceptable but expresses concern about impact on neighbour.

Wokingham T.C : No objection

No Neighbour letters.

Planning Issues :

1) impact upon neighbouring properties
2) impact upon street scene
3) impact upon character of a Conservation Area.

Application Number: F/2000/3064

Appraisal:

The proposed development is for a single storey rear extension to form a conservatory. It would be 5m in length, and 4m wide. It would have a pitched roof, 2.3m to eaves and 3.4m to the ridge.

The property is a modern terrace with an integral carport. 1.8m standard fencing encloses the rear garden.

1) Impact upon neighbouring properties

The proposed conservatory is single storey and set 0.345 off the neighbouring boundary, a 1.8m standard fence divides the two properties and means no overlooking would result. There are no properties to the rear that would be affected.

2) Impact upon the character of the streetscene

The conservatory would not be visible from Poppy Place and the materials used would match those of the existing dwelling. It is therefore considered that there would be no adverse effects upon the character of the street scene.

3) Impact upon the character of the conservation area

The proposed conservatory is located to the rear of a modern terrace dwelling and would only be visible from private gardens. Its design given its single storey nature and rear location are considered to be acceptable within the conservation area (several other properties in Poppy Place already have conservatories).

Approval: ✓ ~~**Refusal:**~~

Application Number F/2000/3064
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 25 Poppy Place Wokingham.

APPLICATION NUMBER: F/2000/3064

OFFICER: Helen Pollock

DATE OF SITE VISIT: 6/06/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES. Green on front post at entrace to Private Rd. Red on Porch.

2. DESCRIPTION OF SURROUNDINGS Private Rd, with modern terrace housing with integral car ports. Residential.

3. DESCRIPTION OF SITE/BUILDING Modern terrace, Integral Car Port.

4. RELATIONSHIP TO ADJOINING PROPERTIES
terrace with nº 24, linked Car Port + 1st floor with nº 26.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING 1 Car port, 1 Driveway.

LEVELS N/A.

BOUNDARY TREATMENT 1.8m Standard fencing. Enclosure

OTHERS
Trees to rear.

nº 20 already has con

1933

ADDRESS 24/25/26/27/28/29 POPPY PLACE PARISH WOKINGHAM

PLOT No. 6/5/4/3/2/1 MARTINS POOL ORD. SHEET No. SU 8068 75

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
41636	LAING	TERRACED HOUSES	7.12.93	C
41637/CAC	"	DEM. OF BUILDINGS	7.12.93	C
96/64154/F	MR. J MOUSCOIT 29	CONSERVATORY	12.9.96	C

MINISTRY DECISION

SPECIAL ORDERS

PLANNING SERVICES | HPT 39164
POL | TLS
APP | ENF
CS
COPIES TO: | ACK

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Helen Pollock

Application Number: F/2000/3064

Proposal: Proposed single storey rear extension to dwelling to form conservatory

Site Address: 25 Poppy Place, Wokingham

Applicant: Mr & Mrs O'Donnell C/O P J M Architectural Services

Your observations are required in respect of this application **by 27/01/2001**

At the meeting on 23 January 2001, the Planning & Transportation Committee resolved to make the following observation:

No objection -
subject to there being no objection from the adjoining property.

SIGNED: _____ **DATE:** 25/01/2001

CLERK TO Wokingham Town Council

To:
Harold Sanders
Urban Design And Conservation Officer

From: Helen Pollock

Date: 03 January 2001 04 JAN 2001

Application Number: F/2000/3064

Proposal: Proposed single storey rear extension to dwelling to form conservatory..

Site Address:
25, Poppy Place, , Wokingham.

Applicant:
Mr & Mrs O'Donnell C/O P J M Architectural Services.

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

POPPY PLACE IS WITHIN THE WOKINGHAM CONSERVATION AREA, AND MATERIALS + DETAILED DESIGN CAREFULLY CONSIDERED IN RELATION TO THE LOCATION AND CHARACTER OF THE AREA.

I CONSIDER THE GENERAL PRINCIPLE ACCEPTABLE BUT QUESTION THE POSSIBLE IMPACT ON THE ADJOINING NEIGHBOUR.

WOULD A SOLID WALL BE MORE APPROPRIATE ALONG THE BOUNDARY?

Harold Sanders
CONSERVATION + DESIGN
08-01-01.

1769a

WOKINGHAM DISTRICT COUNCIL
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

RECEIVED 20. DEC. 2000 3364

1. **APPLICANT'S NAME** MR + MRS. ODONNELL.

ADDRESS 25 POPPY PLACE, MILTON ROAD, WOKINGHAM, BERKSHIRE.

POST CODE **PHONE**

2. **If the applicant has an agent, all correspondence will be sent to the agent**

AGENT'S NAME P.J.M. ARCHITECTURAL SERVICES.

ADDRESS 30 LAWRENCE MEAD, KINTBURY, BERKSHIRE.

POST CODE RG17 9XT **PHONE** 01488 658842.

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 25 POPPY PLACE, MILTON ROAD, WOKINGHAM, BERKSHIRE.

4. **WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.**

PROPOSED CONSERVATORY to REAR OF PROPERTY.

5. **Give the area in hectares or part of a hectare** **AREA OF SITE** 0.017 HECTARES.

6. **State the applicant's interest in the land e.g. owner, prospective purchaser, lessee** **OWNERSHIP** OWNER.

7. **List all the plans and drawings submitted with the application** **PLANS/DRAWINGS** EXTG. AND PROP. PLANS AND ELEVATIONS, BLOCK PLAN AND SITE PLAN.

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?**

Tick the boxes(x)

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	✓	
APPROVAL OF DETAILS/RESERVED MATTERS		**State relevant outline permission number Also complete Question 10**
TEMPORARY PERMISSION		**State period required**
RELAXATION OF CONDITIONS		**State relevant application number Conditions to be relaxed**

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 ?**

N/A.

		SITING	
EXTERNAL APPEARANCE		**DESIGN**	
MEANS OF ACCESS		**LANDSCAPING**	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL.

DELEGATED

1769b

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — 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? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

FACING BRICKWORK PLYNTH.
UPVC (WHITE COLOUR) FRAME WORK.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXTG. BOUNDARY FENCES.
1.8 CB FENCING.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

VIA NEW SOAKAWAY.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

N/A.

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

NO.
NO FLUSH THRESHOLD.

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

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

N/A.

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — * STATE No. OF HABITABLE ROOMS — 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?* ~~YES~~/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.

NINETY FIVE POUNDS
£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 P. Jamieson ON BEHALF OF MR + MRS. ODONNELL DATE 18-12-2000.

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".

1789/a

SECTION 66 CERTIFICATE

Application No. 20.DEC.2000* 3064

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

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

+ See Note (a) to Certificate A

OR

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

(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.

(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).

- 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.

- 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) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(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).

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 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 . . . P. [illegible] . . . . . .

On behalf of . . . MR + MRS. ODONNELL . . . .

Date . . . 18-12-2000 . . . . . .

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 6 DEC 2000	
Officer: MP	Application No. F/2000/3064

Map No. 15A Site 0.02

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F.) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY

Location: 25 POPPY PLACE, MILTON ROAD

Parish: WOKINGHAM Ward: Emmbrook

Applicant: MR/MRS O'DONNELL

Fee Received 95-00 Required ..... Additional ..... Refund .....

(3)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
(Conservation Officer) Conservation area
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

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

HERITAGE BODIES

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

OTHERS:

No pre apps

NEIGHBOURS:

Site notice and see map

1769a

WOKINGHAM DISTRICT COUNCIL
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:-

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WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

20.DEC.2000* 3064

1. **APPLICANT'S NAME** MR + MRS. ODONNELL.
ADDRESS 25 POPPY PLACE, MILTON ROAD, WOKINGHAM, BERKSHIRE.
POST CODE **PHONE**

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME P.J.M. ARCHITECTURAL SERVICES.
ADDRESS 30 LAWRENCE MEAD, KINTBURY, BERKSHIRE.
POST CODE RG17 9XT **PHONE** 01488 658842.

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 25 POPPY PLACE, MILTON ROAD, WOKINGHAM, BERKSHIRE.

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
PROPOSED CONSERVATORY TO REAR OF PROPERTY.

5. Give the area in hectares or part of a hectare
AREA OF SITE 0.017 HECTARES.

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP OWNER.

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS EXTG. AND PROP. PLANS AND ELEVATIONS, BLOCK PLAN AND SITE PLAN.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

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	✓	
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION		State period required
RELAXATION OF CONDITIONS		State relevant application number Conditions to be relaxed

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 ?

N/A.

		SITING	
EXTERNAL APPEARANCE		DESIGN	
MEANS OF ACCESS		LANDSCAPING	

1769b

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO

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? ~~YES~~/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

FACING BRICKWORK PLYNTH.
UPVC (WHITE COLOUR) FRAME WORK.

15. HOW WILL THE SITE BE ENCLOSED?
Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXTG. BOUNDARY FENCES.
1.8 CB FENCING.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

VIA NEW SOAKAWAY.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

N/A.

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING.

19. HAS PROVISION BEEN MADE FOR THE DISABLED?
See notes for applicants

NO.
NO FLUSH THRESHOLD.

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

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO

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? ~~YES~~/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.

NINETY FIVE POUNDS
£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 P. Jamieson ON BEHALF OF MR + MRS. ODONNELL DATE 18 - 12 - 2000.

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".

1789/a

SECTION 66 CERTIFICATE

Application No.

...000* 3064

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

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

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 an agricultural holding on all or part of the land to which the application relates, as follows:

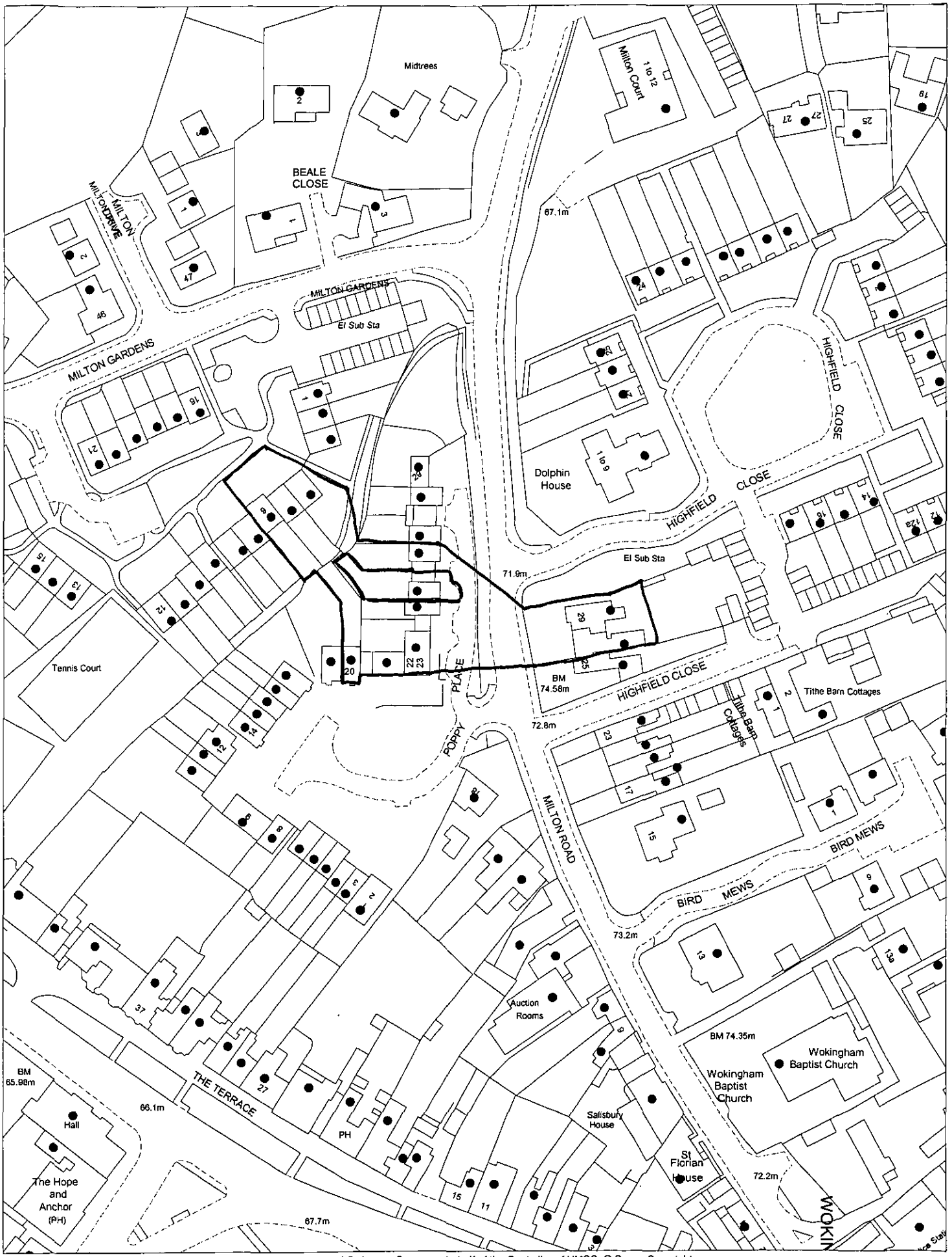
Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . P. Dain . . . .

On behalf of . . . MR + MRS . . . O'DONNELL . . . .

Date . . . 18 - 12 - 2000 . . . .

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



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Development Control Section, Environmental Services, Wokingham District Council.

3 January 2001

Scale: 1 : 1250

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