X SYSTEMS LTD

APPLICATION NO:
F/2000/3066

LOCATION:
1 Grange Cottages Greensward Lane, Arborfield Reading.

APPLICANT:
L Collins & T Halfacre C/O Robin Bradbeer Ltd

PROPOSAL:
Proposed erection of one dwelling (amendment to consent 2000/2344).

EARLIEST DATE FOR DECISION: **28/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 14/02/2001

CASE OFFICER: **Angela Odell**

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

L Collins & T Halfacre
C/O Robin Bradbeer Ltd
PO BOX 168
Cheltenham
GL53 0XX

Application Number: F/2000/3066

Parish:	**ARBORFIELD**
Location:	**1 Grange Cottages, Greensward Lane, Arborfield, Reading.**
Proposal:	**Proposed erection of one dwelling (amendment to consent 2000/2344).**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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) no additional windows or similar openings shall be constructed in the first floor side elevations of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The en-suite window in the first floor south elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass. It shall be fixed shut, and be permanently so retained thereafter.

Condition
5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
6. The slab level of the proposed building shall be as shown on the approved plan No. 261/02 Rev. A and shall not be raised from this approved level.

Condition
7. 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
8. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
9. The dwelling/building shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Condition
10. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

Condition
11. The rear fencing shown on the approved plan shall be installed before the development commences in accordance with this approved plan.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
5. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
6. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

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

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

Reason
10. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Reason
11. To safeguard the visual amenities of neighbouring properties and the locality.

Informatives;

The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

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 C2 and EN1
Loddon Area Local Plan Policies LTV2, LBE22 and LBE5
Deposit Draft Wokingham District Local Plan Policies WOS2, WCC1 and WBE1

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 6445

Date: 1/2/01

My ref: F/2000/3066

CONFIDENTIAL

Councillor G Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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/2000/3066
1 Grange Cottages, Greensward Lane, Arborfield, Reading.
Proposed erection of one dwelling (amendment to consent 2000/2344).

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 12/2/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/3066**
1 Grange Cottages, Greensward Lane, Arborfield, Reading.
Proposed erection of one dwelling (amendment to consent 2000/2344).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cowan

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

WORK SHEET FOR : Angela Odell

Application Number : F/2000/3066

Applicant : L Collins & T Halfacre C/O Robin Bradbeer Ltd.

Location : 1 Grange Cottages, Greensward Lane, Arborfield, Reading.

Proposal : Proposed erection of one dwelling (amendment to consent 2000/2344).

Site Notice Displayed ? :	YES	NO	DATE
	✓		11.1.01

Date of Neighbour Notifications : .....

Date of Site Visit : 11.1.01

Date Registered : 20/12/2000

Earliest Date for Decision : 28/01/2001

Latest Consultation Date/Site Notice Expiry Date : 28/01/2001

This application <u>will have expired on</u>: <u>14/02/2001.</u> 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 : Parish Council: No objection.
Highway officer: (as previous) – No objection subject to conditions.
EHO: Recommends hrs of construction condition.

Planning Issues : 1. Effect on street scene / character of area.
2. Effect on neighbours.

Application Number: F/2000/3066

Appraisal :

P.P. granted for exactly same dwelling on site under application No. 2344. However, site survey found site to be narrower than shown for that application - hence ~~[illegible]~~ re-application (reduction of approx. 1.5m. in building line) The separation from the house to the north, Sulivan, has therefore also been reduced.

1/ Street Scene

Proposed dwelling would now be about 14½ m from front roadside boundary and set back slightly from each dwelling either side. Therefore consider effect on street scene still acceptable. Will stick out somewhat at rear, but as buildings of Bridge Farm to rear, consider this would not have an unacceptable effect on veins from the countryside.

2/ Effect on neighbours.

Sulivan has side ground floor windows, but these are not main windows, and with the set back of the new dwelling, only the rear of these 2 windows would be affected, and dwelling would still be at least 6.6m away with single storey garage portion nearest. Also, clears 45° daylighting standard re: r/o Sulivan.

1 Grange Cottages This 7.3m away (similar to previous) Also clears 45° standard re: rear

Old Sch Ho. opposite - dwelling would now be about 3m further away, so an improvement here.

Therefore consider effects on neighbouring properties acceptable.

Conditions as previous - consider proposed slab level on plate

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/3066
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C012	R012.	
3	C044	R044	☒ first floor on side elevations of the dwellings.
4	C045	R045	☒ ensuite ☒ first floor south
5	C070	R070.	
6		R100	The slab level of the proposed building shall be as shown on the approved plan No. 261/02 Rev. A and shall not be raised from this approved level.
7	C069	R069.	
8	C122	R122	
9	C128	R128	
10	C160	R160	☒ 5 metres
11		R017	The new fencing shown on the approved plan shall be installed before development commences in accordance with the approved plan.
	N07		
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES: LTV2, LBG22 + LBE5.			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, ~~WCC1~~ WCC1 + WBE1			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES: C2 + EN1			
MINERALS LOCAL PLAN POLICIES:			

1/2/01

RECORD OF SITE VISIT

SITE ADDRESS: 1 Grange Cottages
Greensward Lane Arborfield Reading.

APPLICATION NUMBER: F/2000/3066

OFFICER: Angela Odell

DATE OF SITE VISIT: 11.1.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 11.1.01

2. DESCRIPTION OF SURROUNDINGS Mixed of dwelling types in built-up enclave in rural area.

3. DESCRIPTION OF SITE/BUILDING Side garden of No. 1 Grange Cottages.

4. RELATIONSHIP TO ADJOINING PROPERTIES To N. Sullivan is a chalet dwelling with 2 gr. floor side windows. 1 Grange Cottages has gr floor side window (at rear) + small first floor landing ? window. concrete garage at side. The Old School is a bungalow.

5. SITE CONSTRAINTS

TREES Ash at front N. corner of garage.

ACCESS/PARKING

LEVELS Flat

BOUNDARY TREATMENT Mainly open lattice fence to N. but 5' 6" O/B front half. hedge to road.

OTHERS

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
E-mail parishclerk@arborfield.org.uk

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

12th January 01

Ms Angela Odell
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

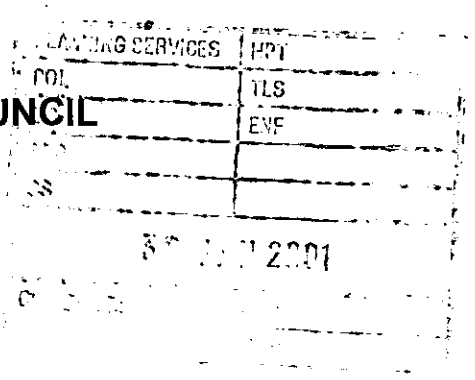
Dear Ms Odell

Reference: Planning Application F/2000/3066, 1 Grange Cottages, amendment to consent

The Parish Council discussed the above planning application and has no objections to the amendment.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council



WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Angela Odell
Planning

Your Ref: F/2000/3066

Date. January 26, 2001

PROPOSED: ERECTION OF ONE DWELLING

LOCATION: 1 GRANGE COTTAGES, GREENSWAD LANE, ARBORFIELD

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following standard planning condition be attached should planning consent be granted:

Condition C070

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 04 January 2001

Application Number: F/2000/3066

Proposal: Proposed erection of one dwelling (amendment to consent 2000/2344).

Parish: ARBORFIELD PARISH

Site Address:
1 Grange Cottages, Greensward Lane, Arborfield, Reading.

Applicant:
L Collins & T Halfacre C/O Robin Bradbeer Ltd.

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).

Comments as per app no. 2344.

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

09/01/01

ENGLISH NATURE

Thames & Chilterns Team
Foxhold House, Crookham Common
Thatcham, Berks RG19 8EL
Tel: 01635 268881 Fax: 01635 268940

Our ref:

To: Angela Odell

Thank you for the attached letter. English Nature does not wish to comment on this consultation.

Signed: Conservation Officer:

Date: 8/1/07

Tel. (0118) 974 6445

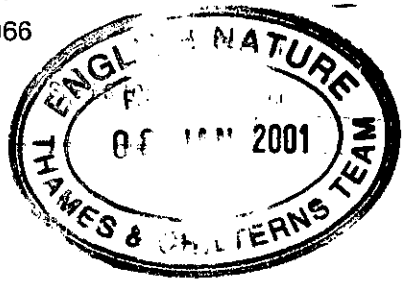
Date: 04 January 2001

Your Ref:

My Ref: Angela Odell / F/2000/3066

38518

AO



English Nature
Foxhold House
Thomford Road
Crookham Common
Newbury
Berks

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2000/3066

Site Address: 1 Grange Cottages, Greensward Lane, Arborfield, Reading.

Proposal: Proposed erection of one dwelling (amendment to consent 2000/2344)..

I enclose details of the above application and would be grateful to receive your observation within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2000/3066** in all communications and any response should be addressed to **Angela Odell** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

Re: Ancient woodland

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 17 January 2001

Location:	1 Grange Cottages, Greensward Lane, Arborfield, Reading
Proposal:	Proposed erection of one dwelling (amendment to consent 2000/2344)
Application Number:	F/2000/3066

In response to your consultation dated 4 January 2001 for the above application, the landscape comments are as follows:

I have no objections to the proposals as submitted. The proposed dwelling is rather substantial in size, however, the existing vegetation to the rear and to the front of the property is shown to be retained, therefore providing some softening of the structure. This could be enhanced by extending the hedgerow at the front of the site along the line of the large lap fencing as well as planting a couple of trees within the front garden. There are no other significant landscape features within the site.

Catherine Brimble

Catherine Brimble
Landscape Architect

Angela Odell

From: Andy Glencross
Sent: 18 January 2001 13:38
To: Angela Odell
Subject: Planning Aplication F/2000/3066 Greensward Lane

Hi Angela

My comments on the above application are as follows : -

There appear to be no ecological grounds to object to this planning application.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

Received by Wokingham District Council

Application No: F/2000/3066

Proposal:
Proposed erection of one dwelling (amendment to consent 2000/2344).

Location:
1 Grange Cottages, Greensward Lane, Arborfield, 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. 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/01/2001. 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

04 January 2001

Robin Bradbeer Limited

Planning & Development Consultancy

PO Box 168
Cheltenham
GL53 0XX

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham Berkshire RG40 1WR

My ref. RWB/355
Your ref. F/2000/2344
19 December 2000

20.DEC.2000* 3066

For the attention Mrs A Odell
Development Control

Dear Mrs Odell

SITE : PLOT ADJACENT TO 1 GRANGE COTTAGES GREENSWARD LANE ARBORFIELD
PROPOSAL : ERECTION OF ONE DETACHED DWELLING (AMENDMENT TO PERMISSION F/2000/2344)

I enclose a completed planning application for the above development comprising the following *documentation*:

- Ownership Certificate
- 6 copies of Part 1 application form
- 6 copies of each of the following drawings,
  261/01A
  261/02A
  355/01

The purpose of this application is solely to address the fact that a recent laser survey has revealed that the plot width is narrower at the front than shown on the previously approved drawing no. 261/02 thereby causing a reduction of approximately 1.5m across the building line. The separating distance to the boundary to Suilvan is reduced accordingly. Scaling from the survey drawing shows that the separating distances on either side of the proposed dwelling will be as follows.

distance from proposed N flank of dwelling to N boundary of site	2.9m - 4.8m
distance from proposed N flank of dwelling to S flank of Suilvan	6.5m - 7.0m
distance from proposed S flank of dwelling to S boundary	3.0m
distance from proposed S flank of dwelling to N flank of 1 Grange Cotts. (excluding garage)	7.2m

355pcgl.12.

You will note that drawing no. 261/02A includes slab level details.

If you need to discuss this application please do not hesitate to contact me directly.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

20.DEC.2000* 3366

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 25 May, 2001
My ref. AO/F/2000/3066
Your ref. RWB/355

Robin Bradbeer Ltd
Steepways Farm
Nether Lypiatt
Stroud
Glos.
GL6 7LS

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Bradbeer

PLANNING PERMISSION F/2000/3066
PROPOSED ERECTION OF ONE DWELLING AT 1 GRANGE COTTAGES, GREENSWARD LANE, ARBORFIELD – CONDITION 2 - MATERIALS

I confirm that the following bricks from Selborne Brickworks are acceptable for construction of the above dwelling:

A mix of Hampshire Red (plain red) and Tudor Red (plain orange) in a ratio of 75% Hampshire Red to 25% Tudor Red (plain orange).

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 20 DEC 2	
Officer: AO	Application No. F/2000/3066

Map No. 80 Site 0.09
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF ONE DETACHED DWELLING (AMENDMENT TO CONSENT 2000/2344)

Location: ADJOINING 1 GRANGE COTTAGES, GREENSWARD LANE

Parish: ARBORFIELD Ward: ARBORFIELD 04.01.01

Applicant: L COLLINS & T HALFACRE

Re submission 2000/2344 - fee paid

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

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	Parking ~~Block plan needed~~	04.01.01	
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 : 04.01.01. 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: - CPRE ✓

Forestry commission } Ancient Woodland
Dinton Pastures }
English Nature ✓
No pre apps

NEIGHBOURS:

Site notice and see map

769a

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

20 DEC 2000 3066

1.	APPLICANT'S NAME	L COLLINS & T HALFACRE
	ADDRESS	C/O AGENT.
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ROBIN BRADBEER LIMITED
	ADDRESS	PO BOX 168 CHELTENHAM
	POST CODE	GL53 0XX PHONE 01242 577151
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	PLOT ADJACENT OT 1 GRANGE COTTAGES GREENSWARD LANE ARBORFIELD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF ONE DETACHED DWELLING
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.09
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	261/01A 261/02A 355/01

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 ?

- 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

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 BRICKS AND TILES - SAMPLES TO BE AGREED

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.

EXISTING AND PROPOSED FENCING AND HEDGING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

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

NEW 3.0m WIDE VEHICULAR/PEDESTRIAN ACCESS

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, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 9 *	/ *	/ *
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.

NONE. REVISED APPLICATION SUBMITTED WITHIN 12 MONTHS OF PLANNING PERMISSION F/2000/2344 DATED 24/10/00 (FIRST EXEMPTION)

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If 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 [signature] ON BEHALF OF L COLLINS & T HALFACRE DATE 11 DECEMBER 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+ 3066

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) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

(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 . . . . . .

On behalf of . . . L. COLLINS & T. HALFACRE . . . . . .

Date . . . 11 DECEMBER 2000 . . . . . .

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

1933 ✓

ADDRESS 1 GRANGE COTTAGES PARISH ARBORFIELD

PLOT No ORD. SHEET No.

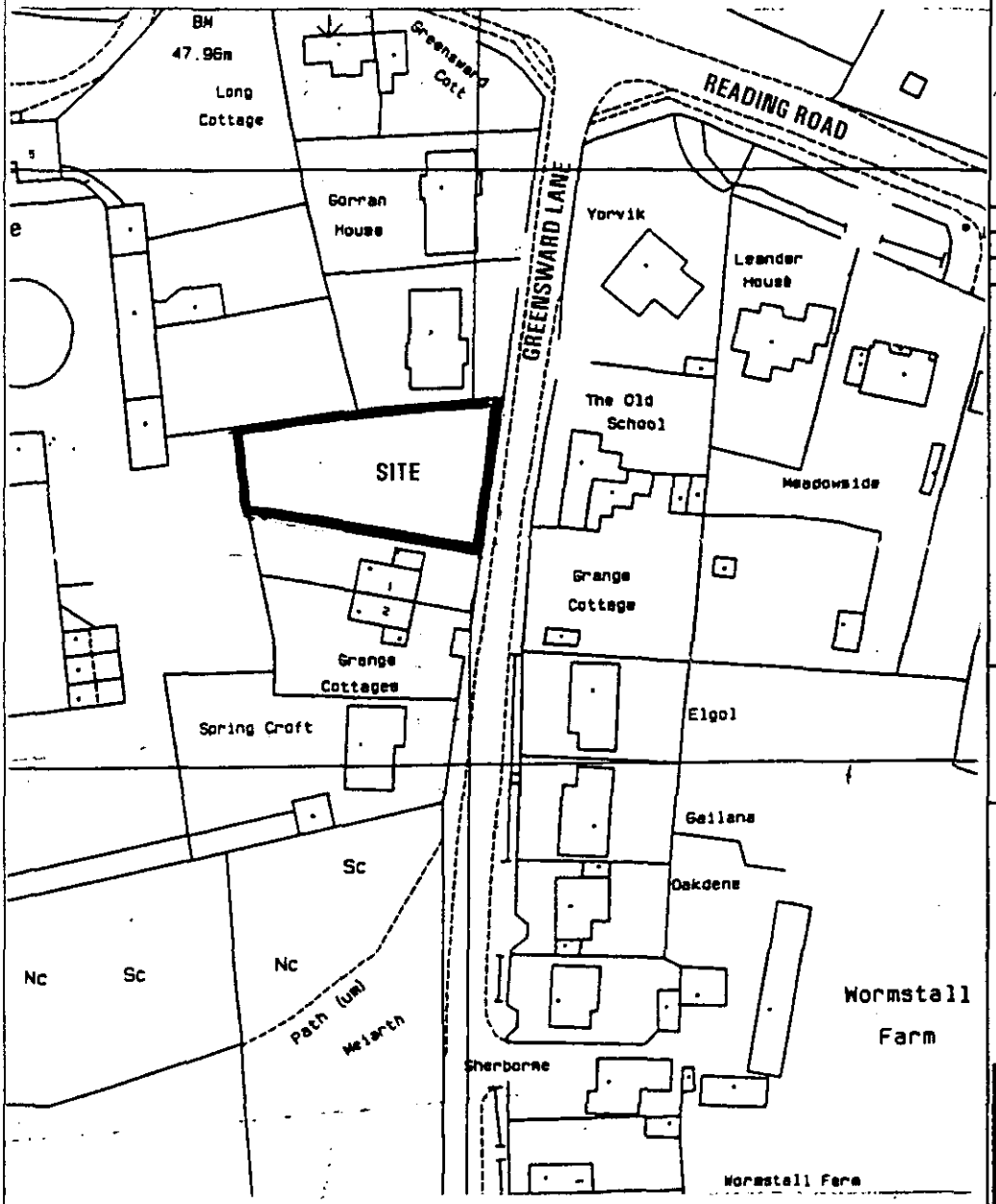
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/0988	Mr. A.M. LONG	Erect 1 Dwelling	5.6.00	AP

MINISTRY DECISION

SPECIAL ORDERS

2000/3066



APPROVED

20.DEC.2000* 3066

Notes
All dimensions must be checked on site and not scaled from this drawing

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No.	Date	Revisions
A		

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Robin Bradbeer Limited
Planning & Development Consultancy

Client

L COLLINS & T HALFACRE

Job Title

PLOT ADJ. TO 1 GRANGE COTTAGES

GREENSWARD LANE

ARBORFIELD BERKS

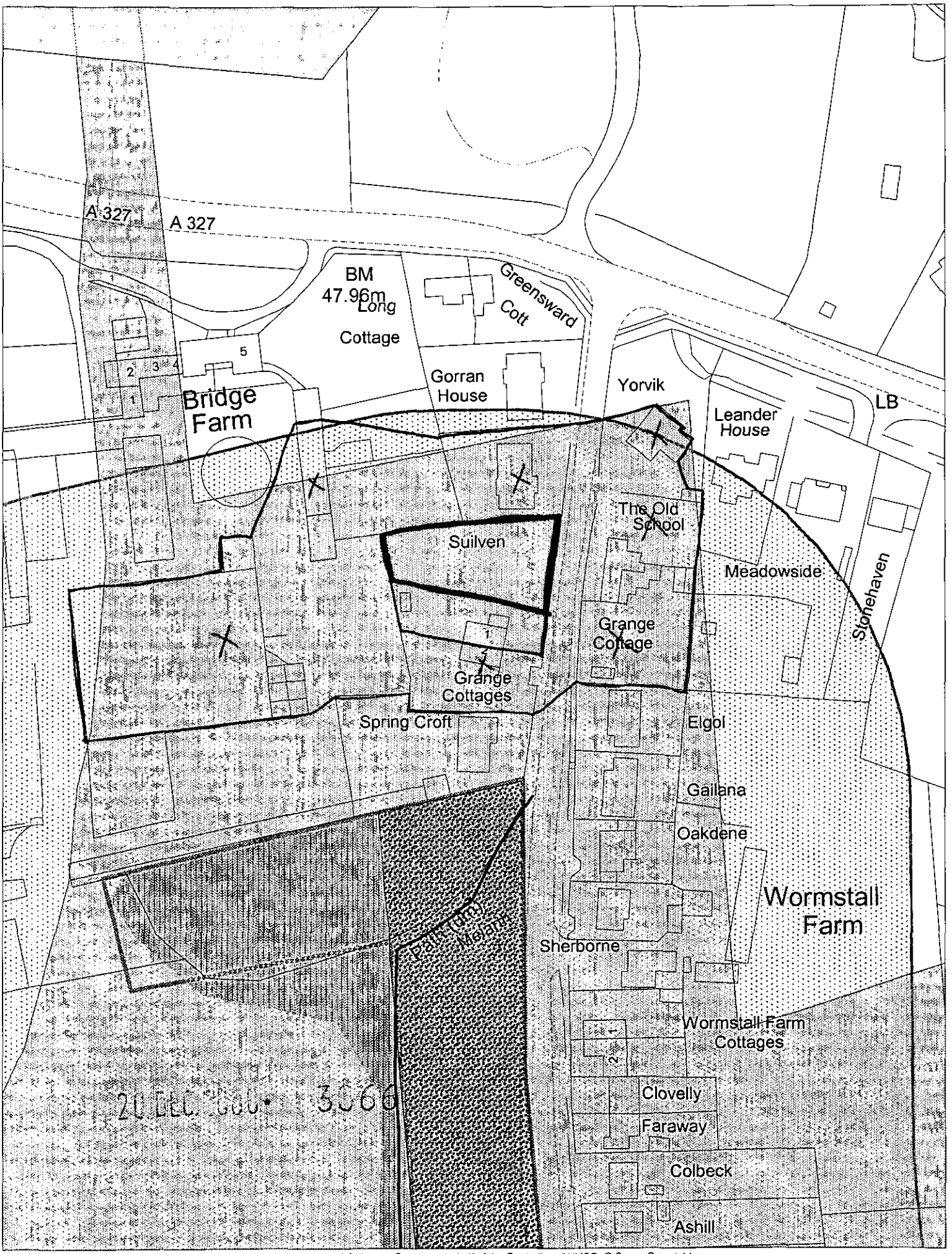
Drawing Title

LOCATION PLAN

Scale **1:1250**

Date | Drawn by

Org. No. **355/01** | Rev.



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Development Control Section, Environmental Services, Wokingham District Council.

21 December 2000

Scale: 1 : 1250

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