APPLICATION NO:
F/2001/3251

LOCATION:
56 Pine Drive, Finchampstead Wokingham.

APPLICANT:
Executors Of The Late Mrs Geraghty C/O Mr A Bell

PROPOSAL:
Proposed two storey side extension, increase in roof height to create first floor with dormer windows to front, side and rear of dwelling.

EARLIEST DATE FOR DECISION: **25/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
27/03/2001

CASE OFFICER: **George Allpress**

APPROVED

EX SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Executors Of The Late Mrs Geraghty
C/O Mr A Bell
71 Foxcote
Wokingham
Berkshire
RG40 3PG

Application Number: F/2001/3251

Parish: **FINCHAMPSTEAD**

Location: **56, Pine Drive, Finchampstead, Wokingham.**

Proposal: **Proposed two storey side extension, increase in roof height to create first floor with dormer windows to front, side and rear of dwelling.**

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

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

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

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the north facing flank elevation or side roof slopes of the extensions hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. 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
5. 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
6. Prior to first occupation of the development hereby approved the driveway must be widened to a minimum of 4.8 metres wide and the crossing extended to accommodate this, and thereafter so maintained.

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

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

Reason
6. In the interests of highway safety.

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

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies SBE2 and ST5.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

Informative

2. 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.

John Mitchell

John Mitchell
Development Control Manager
Date: 06/03/2001

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.

Rec'd 1.15PM 17.1.01

71 Foxcote
Wokingham
Berks
RG40 3PG

27 JAN 2001

Planning Dept.

Dear Sir,

re 56 Pine Drive

I enclose a cheque in the sum of £95-00 together with drgs etc in respect of an application for Planning Permission for the above property.

Yours faithfully

A T Bell

Mr A. BELL

P.S. Additional information requested on 23/1/01 has been incorporated.

30.JAN.2001* 3251

Applicationo	Name & Address
F/2001/3251	R Herrett 45 Pine Drive Finchampstead RG40 3LD

App. F/2001/3251
Letters sent
14-03-01

Received by Wokingham District Council

Application No: F/2001/3251

Proposal:
Proposed two storey side extension, increase in roof height to create first floor with dormer windows to front, side and rear of dwelling.

Location:
56, Pine Drive, Finchampstead, 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/02/2001. 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 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

01 February 2001

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

Tel: 0118 974 6442

Date: **01 February 2001**

My ref: F/2001/3251

CONFIDENTIAL

Councillor Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

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/2001/3251
56, Pine Drive, Finchampstead, Wokingham.
Proposed two storey side extension, increase in roof height to create first floor with dormer windows to front, side and rear of dwelling.

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

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

If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3251**
56, Pine Drive, Finchampstead, Wokingham.
Proposed two storey side extension, increase in roof height to create first floor with dormer windows to front, side and rear of dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Charlesworth

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

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

Tel: 0118 974 6442

Date: **01 February 2001**

My ref: F/2001/3251

CONFIDENTIAL

Councillor Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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/2001/3251
56, Pine Drive, Finchampstead, Wokingham.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3251**
56, Pine Drive, Finchampstead, Wokingham.
Proposed two storey side extension, increase in roof height to create first floor with dormer windows to front, side and rear of dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cundy

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

WORK SHEET FOR: George Allpress

Application Number: F/2001/3251

Applicant: Executors Of The Late Mrs Geraghty C/O Mr A Bell

Location: 56 Pine Drive, Finchampstead, Wokingham.

Proposal: Proposed two storey side extension, increase in roof height to create first floor with dormer windows to front, side and rear of dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		07/02/01

Date of Neighbour Notifications: 01/02/01

Date of Site Visit: 21/02/01

Date Registered: 30/01/2001

Earliest Date for Decision: 25/02/2001

Latest Consultation Date/Site Notice Expiry Date: 25/02/01
01/03/01 (GA)

This application will have expired on: 27/03/2001. 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:

Highways - recommend approval subject to appropriate conditions.

Finchampstead Parish Council - Objection on the grounds of gross over development. The proposal, by virtue of the size, scale and massing, would be unacceptably predominant and out of keeping with the surrounding area.

The occupant of no.45 Pine Drive writes to object for the following reasons: it would be out of character with the other single storey bungalows along this side of the road, it may set a precedent promoting other second storey extensions and would overlook my garden from its proposed second storey elevation.

Planning Issues: The issues raised by this application are impact to neighbour amenity, street scene and provision of off street parking.

The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

Application Number: F/2001/3251

Appraisal:

The application property is a detached bungalow which is situated on the west side of Pine Drive at the junction with Windsor Ride where the road turns so that it almost doubles back on its self. The application property is one of a group of bungalows, although there are other style dwellings nearby. Most of the bungalows in the street have been altered and extended, the majority by way of converting the roof space by insertion of large box dormers at both front and rear.

The application property lies within an established settlement where there is no policy of restraint. The application proposal is therefore considered acceptable in principle.

The properties on this side of the road are predominantly bungalows however most have been altered to provide two storey accommodation. The application proposal differs in that a more radical design approach is proposed. The converted property would in effect become a two storey chalet style house.

Visually, the application proposal is consider to be more appropriate in its design approach than that which has been carried out on other bungalows nearby. The design of the application offers a more integrated approach and is considered visually satisfactory and not out of character in this street of mixed architectural styles.

Therefore no harm to the street scene is considered to result.

In terms of neighbour amenity, the application property occupies a corner plot. The only dwelling with the relationship to the application property where impact could occur is no.54, the adjacent dwelling to the north.

Nos. 45 and 47 are on the opposite side of the road and in excess of 30.0 metres separates the dwellings. No.23 is to the NW to the rear of the application property and over 40.0 metres from the site of the proposed extensions/alterations.

In respect of no.54, the application property is on marginally higher ground. The proposed extension would be to the south side of the property, the opposite elevation to that facing no.54. The only difference with respect to no.54 will be from the raising of the roof and insertion of the dormers.

The application property has a single storey garage extension which is situated between the bungalow proper and the shared boundary, this will be retained. Also there is a gap/side passage of around 0.9 metres wide between the side of the garage and the boundary. The combined distance (almost 4.0 metres between raised gable and shared boundary) is considered sufficient to ensure against loss of light or overbearing impact. Moreover,

no.54 has a side entrance and two non-habitable room windows; both of the windows are off-set from and not opposite to the point where the roof will be raised. Therefore no material loss of light to no.54.

The dormer windows are off set from the boundary and would not provide direct overlooking of no.54. The direct view to the rear will be of Windsor Ride itself beyond the application property's own boundary, and the properties opposite are shielded by front gardens boundary treatment, road and pavements and a combined distance of over 30.0 metres.

In conclusion no loss to neighbour amenity.

The application site is capable of meeting parking standards. Highways recommend approval subject to conditions to retain the parking provision and provision of turning circle.

In conclusion the application proposal complies with Local Plan policies and would not result in harm to neighbour amenity.

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

Application Number: F/2001/3251
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C14	R014	EXTERNAL FINISHES TO MATCH
3	C044	R044	NO WINDOWS TO BE INSERTED INSERT: .....in the north facing flank elevation or side roof slopes of the extensions....
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
			Non Standard
6			Prior to first occupation of the development hereby approved the driveway must be widened to a minimum of 4.8 metres wide and the crossing extended to accommodate this, and thereafter so maintained.
			Reason:
			In the interests of highway safety.
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

2	N07		ACCESS CONSTRUCTION (AGENCY)

6/3/07

RECORD OF SITE VISIT

SITE ADDRESS: 56 Pine Drive, Finchampstead, Wokingham.

APPLICATION NUMBER: F/2001/3251

OFFICER: George Allpress

DATE OF SITE VISIT: 20/02/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential area within defined settlement.

3. DESCRIPTION OF SITE/BUILDING Single family dwelling - bungalow.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.54 to the north - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	None in vicinity of proposed extension.
ACCESS/PARKING	Single garage and front garden parking for three cars.
LEVELS	Fall to south.
BOUNDARY TREATMENT	Dwarf wall to front, hedge timber fencing.
OTHERS	None

Our ref: SP\2001\003144\001
Your ref: F/2001/3251
Date: 6th March 2001

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

PLANNING SERVICES	HPT 40856
POL	TLS
DC GA	INF
APP	
CS	
08 MAR 2001	
COPIES TO:	ACK:

Fao: George Allpress

Dear Sir/Madam

PROPOSED TWO STOREY SIDE EXTENSION, INCREASE IN ROOF HEIGHT TO CREATE FIRST FLOOR WITH DORMER WINDOWS TO FRONT, SIDE AND REAR OF DWELLING AT 56 PINE DRIVE, FINCHAMPSTEAD, WOKINGHAM

Thank you for your letter dated 1st February 2001, which was received on 5th February 2001. You are asked to quote the following reference in any correspondence: SU86SW/21/12.

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

Environmental Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name
SU 802 650	Approx 75metres	Foxcote

In view of the type of landfill and the form of development proposed, it is unlikely that landfill gas will present a risk to this proposal.

ADVICE TO APPLICANT

Clean roof water should not pass through the oil separator. Where soakaways are used it should preferably not discharge to soakaways used to drain road and vehicle parking areas.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Max Ross
Development Planning Officer

FILE PLEASE

DELEGATED

cc Mr A.D Bell, 71 Foxcote, Wokingham, Berks, RG40 3PG.

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

FROM: George Allpress

DATE: 01 February 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
CS	
21 FEB 2001	
COPIES TO:	ACK:
	FILE:

Application Number: F/2001/3251

Proposal: Proposed two storey side extension, increase in roof height to create first floor with dormer windows to front, side and rear of dwelling.

Site Address: 56, Pine Drive, Finchampstead, Wokingham.

Applicant: Executors Of The Late Mrs Geraghty C/O Mr A Bell.

Your observations are required in respect of this application **by 25/02/2001** .

Objection on the grounds of gross over development. The proposal, by virtue of the size scale and massing would be unacceptably predominant and out of keeping with the surrounding area.

SIGNED: C.S. Clerk DATE: 20-2-01

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 01 February 2001

Application Number: F/2001/3251

Proposal: Proposed two storey side extension, increase in roof height to create first floor with dormer windows to front, side and rear of dwelling.

Parish: FINCHAMPSTEAD PARISH

Site Address:
56, Pine Drive, Finchampstead, Wokingham.

Applicant:
Executors Of The Late Mrs Geraghty C/O Mr A Bell.

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

✓ below as applicable;

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

(1) Driveway must be a minimum of 4.8 metres wide and the associated crossing extended to accommodate this if necessary.
Reason: In the interests of highway safety and convenience.

(2) C049, R049.

(3) C122, R122.

NOT.

Signed: _____ **Print name:** Adam Coggins 6/2/01

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 0805	GA
08 [illegible] 2001	
COPIES TO:	ACK:
	FILE:

45 Pine Drive
Finchampstead
Wokingham
Berks
RG40 3LD

Development Control Manager,
Environmental Services Department,
Planning Services,
PO Box 157,
Shute End,
Wokingham
RG40 1WR.

5 February, 2001

Your Ref: George Allpress
F/2001/3251

Dear Mr John Mitchell,

I write regarding your letter advising me of a Planning Application for a proposed two storey side extension at 56 Pine Drive, which is immediately opposite my house.

I would like to oppose this application on the grounds that it will be out of character with the other single storey bungalows along that side of the road. It may set a precedent promoting other second storey extensions in the road, and would overlook my garden from its proposed second storey elevation.

I would appreciate if my concerns are raised when this request is being dealt with.

Yours sincerely

Richard Herrett

G.A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number . F/2001/3251 relates.

Address of site 56 PINE DRIVE

WOKINGHAM

Signed

Date 7/02/01

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britain, Channel Islands, N. Ireland or the Isle of Man

Royal Mail Mail Centre 43703456

Business reply service
License no. RG147

1

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date:	30 JAN 2001 ~~18 JAN 2001~~
Officer: GA	Application No. F/2001/3251

Map No. 107 **Site** 007
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(E) PROPOSED TWO STOREY SIDE EXTENSION, INCREASE IN ROOF HEIGHT TO CREATE FIRST FLOOR WITH DORMER WINDOWS TO FRONT + SIDE + REAR OF DWELLING.

Location: 56 PINE DRIVE

Parish: FINCHAMPSTEAD **Ward:** FINCHAMPSTEAD NORTH 01.02.01

Applicant: EXECUTORS OF LATE MRS GERAGHTY

Fee **Received** 95.00 **Required** ..... **Additional** ..... **Refund** .....

Enforcement Section to be notified ☐ tick if required (4)

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 layout. Show where dormers are	23/1	✓ 30/1
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Dormer window shown of left side of East elevation is missing from West elevation	23/1	✓ 30/1
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 : 01.02.01 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 250m landfill consultation.
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 ✓ .....

Environmental Services

For office use only.
Application number: 30.JAN.2001 * 3251

Householder planning application form

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

1	Your name Address and postcode Phone number	N/A PROPERTY HELD BY THE EXECUTORS OF THE LATE MRS GERAGHTY OF 56 PINE DRIVE WOKINGHAM RG40 3LE
2	Agent's Name Address and postcode Phone number	MR A.D.BELL 71 FOXCOTE WOKINGHAM BERKS RG40 3PG 0118 9733406
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	56 PINE DRIVE WOKINGHAM BERKS RG40 3LE
4	Give brief details of the proposal for example, two storey side extension. About the application	SIDE EXTENSION AND ROOF ALTERATIONS TO FORM 'CHALET' STYLE BUNGALOW
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐ NO TREES TO BE CUT DOWN
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	YELLOW BRICK TO MATCH EXISTING, CONCRETE ROOF TILES TO BE APPROVED BY L.A
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☑ PUBLIC FOOTPATH	No ☐
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
		30.JAN.2001* 3251	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: A R Bell

on behalf of The Executors

Date 17/01/01

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

ADDRESS 56 PINE DRIVE

PARISH ~~Wan Jonthant~~ RINGHAMSTEAD

PLOT No. 42

ORD. SHEET No. SU. 8065 99

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
499/55	MR. P. WASHINGTON	O/APP. RES. DEV.	29.9.55	N/A REG.
0/26/58	PYE	"	18.2.55	N/A REG.
0/170/58	"	"	9.12.58	N/A REG.
0/155/59	"	"	7.8.59	N/A C/A
129/61	FACELLVILL BUILDING CO.	DET. BUNGALOW & GARAGE	13.7.61	APP. C/A
BR 11685	MRS. V. FIELD	CONSERVATORY & GARAGE EXT.	30.8.79	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

30.JAN.2001* 3251



Site Plan, Scale: 1 to 2500

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Development Control Section, Environmental Services, Wokingham District Council.
22 January 2001 Scale: 1 : 1250

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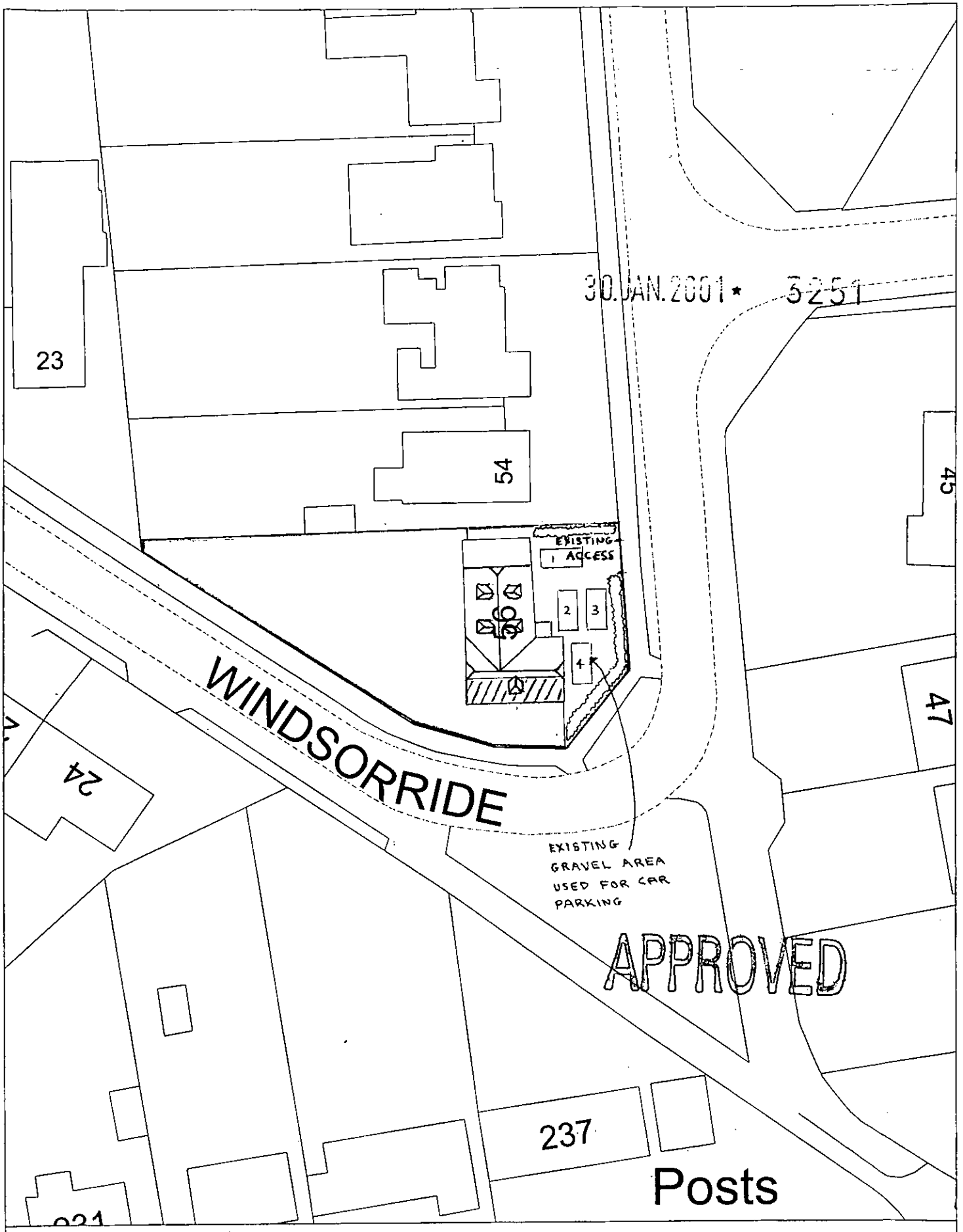

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