APPLICATION NO:
F/2001/3525

LOCATION:
Thamesfield Cottage Wargrave Road, Remenham Henley-On-Thames.

APPLICANT:
Mr & Mrs J Hobbs C/O Halson Mackley Partnership

PROPOSAL:
Proposed first floor rear extension to dwelling.

EARLIEST DATE FOR DECISION: **09/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
02/05/2001

CASE OFFICER: **George Allpress**

REFUSED

RAILEX
Mailboard

EASIFILE EP7

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs J Hobbs
C/O Halson Mackley Partnership
4 Alexandra Road
Reading
Berkshire
RG1 5PD

Application Number: F/2001/3525

Parish:	**REMENHAM**
Location:	**Thamesfield Cottage, Wargrave Road, Remenham, Henley-on-Thames.**
Proposal:	**Proposed first floor rear extension to dwelling.**

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

Reason
1. The proposal would because of its form, scale and massing detract from the character, openness and appearance of the Metropolitan Green Belt and Area of Special Landscape Importance. The application proposal is therefore considered to conflict with the Berkshire Structure Plan policies C4 and EN1 and the Wokingham District Local Plan Deposit Draft 1997 policies WOS3, WGB1, WLL3, WLL4 and WBE1.

Reason
2. The application proposal fails to comply with the Local Plan Parking Standards, and therefore conflicts with the Wokingham District Local Plan Deposit Draft 1997 policy WT6.

Informative

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

Berkshire Structure Plan Policies C4 and EN1.
Deposit Draft Wokingham District Local Plan Policies WOS3, WGB1, WLL3, WLL4, WBE1 and WT6.

John Mitchell

John Mitchell
Development Control Manager
Date: 23/04/2001

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.

Our ref : KH / 1696

R MAR2001* 3525

HALSON MACKLEY PARTNERSHIP

Chartered Architect

4 Alexandra Road
Reading RG1 5PD

Tel: 0118 926 9555
Fax: 0118 926 9556

The District Planning Officer

Wokingham District Council
Planning Department
P O Box No 157
Council Offices
Shute End
Wokingham
RG40 1 WR

6 March 2001

Dear Sirs

Re : Proposed first floor bedroom and bathroom
At : Thamesfield Cottage Wargrave Road Henley on Thames
For : Mr & Mrs J Hobbs

We enclose the following application for permission to carry out development under the Town and Country Planning Acts:

Six copies application form

Certificate A

Six copies drawing number	01 : 1696 : A3 : 1	Location : Site Plans : plans as existing
	01 : 1696 : A3 : 2	First Floor Plan as Proposed
	01 : 1696 : A3 : 3	Elevations

Planning application fee £95-00

You will note by reference to the plans as existing that the cottage does not have the benefit of a first floor bathroom. The applicants, who have a young child, are finding this to be very inconvenient hence their wish to extend at first floor.

Should you require any further information prior to completing your report to the Planning Committee or the issuing of your decision under delegated powers please do not hesitate to advise.

Yours faithfully

Keith Halson
Halson Mackley Partnership

encs. as listed

cc Mr & Mrs J Hobbs

Received by Wokingham District Council

Application No: F/2001/3525

Proposal:
Proposed first floor rear extension to dwelling.

Location:
Thamesfield Cottage, Wargrave Road, Remenham, Henley-On-Thames.

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 09/04/2001. 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

16 March 2001

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

Tel: 0118 974 6442

Date: **16 March 2001**

My ref: F/2001/3525

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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/2001/3525
Thamesfield Cottage, Wargrave Road, Remenham, Henley-On-Thames.
Proposed first floor rear extension to 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/2001/3525**
Thamesfield Cottage, Wargrave Road, Remenham, Henley-On-Thames.
Proposed first floor rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

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

Tel: 0118 974 6442

Date: **16 March 2001**

My ref: F/2001/3525

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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/2001/3525
Thamesfield Cottage, Wargrave Road, Remenham, Henley-On-Thames.
Proposed first floor rear extension to 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/2001/3525**
Thamesfield Cottage, Wargrave Road, Remenham, Henley-On-Thames.
Proposed first floor rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

WORK SHEET FOR: George Allpress

Application Number: F/2001/3525

Applicant: Mr & Mrs J Hobbs C/O Halson Mackley Partnership

Location: Thamesfield Cottage, Wargrave Road, Remenham, Henley-On-Thames.

Proposal: Proposed first floor rear extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		21/03/01

Date of Neighbour Notifications : 16/03/01

Date of Site Visit : 29/03/01

Date Registered : 07/03/2001

Earliest Date for Decision : 09/04/2001

Latest Consultation Date/Site Notice Expiry Date : 09/04/2001
13/04/01 (GA)

This application will have expired on: 02/05/2001. 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.

At the time of writing no further comments have been received.

Planning Issues : The issues addressed by this application is the impact of this development on its setting within the Thames Valley and the Area of Special Landscape Importance within which the application property lies.

The following policies apply: Berkshire Structure Plan policies C4, and EN1: The Wokingham District Local Plan Deposit Draft 1997 policies: WOS3, WGB1, WLL3, WLL4, WBE1 and WT6.

Application Number: F/2001/3525

Appraisal :

The dwelling lies within the designated Metropolitan Green Belt and an area designated by the Local Plan as an 'Area of Special Landscape Importance'.

The application property is one of a small group of scattered dwellings which straddle the Wargrave Road on its western side. The property backs onto the Boat Yard/Camping complex. The River Thames is beyond boatyard buildings.

The Local Plan policies within the Metropolitan Green Belt and ASLI's are to ensure the open countryside character of the area is not harmed (WOS3, WGB1, WLL2), and with particular regard to the Thames Valley: to resist development that would adversely impact on its character (WLL4).

The application property is a small, two storey detached Edwardian villa. It has a slate roof, white painted rendered walls with stuccoed mock quoins at each corner. The windows have been replaced with pre-fabricated double glazed units. Otherwise the house retains much of its original character. There are two late additions at the rear. A vehicle standing area has been provided on what appears to be an ad-hoc basis beyond the application property's rear fence.

The house occupies a small, but prominent site, which is enveloped by the adjacent boatyard. The property's east boundary fronts onto the Wargrave Road from where the house can be seen for a considerable distance in each direction.

There are no planning records of extensions to the property. An entry on the planning register for 1975 records permission as being granted for a "converted boat storage building".

The principle part of the dwelling is roughly square in the building envelope, albeit with an irregular north west facing elevation. However, on the opposite elevation to that which faces the street there is a single storey ground floor extension. This extension is approximately 9.0 metres long. The first 7.0 metres are defined as within the application property's curtilage. The last two metres are shown as comprising self contained toilets that are accessed from the boatyard.

The application proposes a first floor level extension over 7.4 metres of the length of the ground floor extension to form an additional bedroom. The extension would also provide a bathroom, allowing relocation of the existing one which is on the ground floor and accessed via the kitchen. The dwelling at present has just two bedrooms.

The proposed extension would have an approximate floor area of 21.0 sq.m. The total exiting floor area is around 92.0 sq.m. Equalling a proposed increase of 22%.

The proposed extension is not considered excessive in terms of the proposed floor area increase as such.

However, the length massing and relationship between existing and proposed is considered unacceptable.

The property has a 2.0 metre high, close board fence and the boundary is tree lined. Nevertheless, the house is prominent in the landscape, with the existing view from the south being of an attractive building. The existing ground floor extension is not visible from the street and the property consequently appears unmarred by additions.

The proposed extension would look both prominent and incongruous. The junction between the new roof and the existing one would create an incongruous feature which would look inappropriate against the existing building, by disrupting the lines of what is an attractive building.

The existing view from the north is likewise of an attractive and relatively unspoilt property. When viewed in close proximity, the existing single storey extension is visible, particularly from the boatyard entrance. However, the existing extension has aged appearance, looks almost as though it is separate to the principle dwelling.

In contrast, that proposed would be more visible and for far longer views than the existing extension and because of its size and position would compete with the main dwelling, appearing disproportionate in size. The extension would also erode the visual separation between the dwelling and the boatyard buildings behind.

In conclusion the proposed extension would detract from the character and openness of the Green Belt and of the Area of Special Landscape Importance.

In terms of amenity, there is no other habitable dwelling within close proximity to the proposed extension. Residential amenity is therefore not at issue.

Highways raise no objection, but recommend a condition which can not be enforced as the parking area is not within the application curtilage. Parking is provided in the adjoining boatyard the arrangement is ad-hoc. Facilitating off street parking may have visual repercussions.

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

Application Number: F/2001/3525

~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non-Std Conditions /~~ Reasons for Refusal
1			The proposal would because of its form, scale and massing detract from the character, openness and appearance of the Metropolitan Green Belt and Area of Special Landscape Importance, The application proposal is therefore considered to conflict with: Berkshire Structure Plan policies C4, and EN1: The Wokingham District Local Plan Deposit Draft 1997 policies: WOS3, WGB1, WLL3, WLL4 and WBE1.
3			The application proposal fails to comply with the Local Plan Parking Standards, and therefore conflicts with: The Wokingham District Local Plan Deposit Draft 1997 Policy: WT6.
			INFORMATIVE
1	**N16**		**INSERT:** The following policies apply: Berkshire Structure Plan policies C4, and EN1: The Wokingham District Local Plan Deposit Draft 1997 policies: WOS3, WGB1, WLL3, WLL4, WBE1 and WT6.

23/4/01

RECORD OF SITE VISIT

SITE ADDRESS: Thamesfield Cottage, Wargrave Road, Henley-on-Thames.

APPLICATION NUMBER: F/2001/3525

OFFICER: George Allpress

DATE OF SITE VISIT: 29/03/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Metropolitan Green Belt and Area of Special Landscape Importance.

3. DESCRIPTION OF SITE/BUILDING Detached Edwardian villa

4. RELATIONSHIP TO ADJOINING PROPERTIES Nearest dwelling is 'Rivertrees' which is over 37 metres from the site.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Parking for two cars at rear in boatyard.
LEVELS	Level
BOUNDARY TREATMENT	Timber fencing and hedge
OTHERS	Metropolitan Green Belt and ASLI

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 16 March 2001

Application Number: F/2001/3525

Proposal: Proposed first floor rear extension to dwelling.

Parish: REMENHAM PARISH

Site Address:
Thamesfield Cottage, Wargrave Road, Remenham, Henley-On-Thames.

Applicant:
Mr & Mrs J Hobbs C/O Halson Mackley Partnership.

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).

C22, R22.

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

23/03/01

G.A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number . P/2001./3525 relates.

Address of site THAMESFIELD COTTAGE

WARGRAVE ROAD REMENHAM HENLEY. ON. THAMES

Signed

Date 21.03.01.

Postage
will be paid
by licensee

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

Business reply service
License no. RG147

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

Your Ref: F/2001/3525
Our Ref: KH/SAW/1696

HALSON MACKLEY PARTNERSHIP

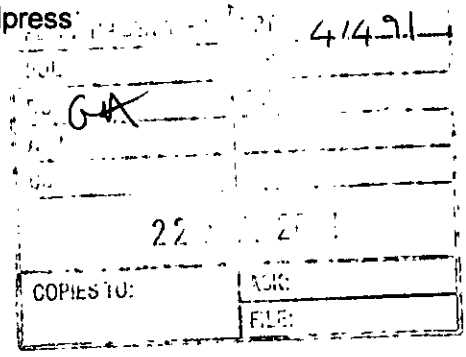
Chartered Architect

4 Alexandra Road
Reading RG1 5PD

Tel: 0118 926 9555
Fax: 0118 926 9556

For the attention of George Allpress

Planning Services
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
RG40 1WR



21 March 2001

Dear Sirs

Re: Proposed first floor bedroom and bathroom
At: Thamesfield Cottage, Wargrave Road, Henley on Thames
For: Mr & Mrs J. Hobbs

Further to your acknowledgement of receipt of Planning Application dated 16 March 2001, Ref: F/2001/3525 and in particular the note on the compliment slip, we write to confirm that the curtilage of Thamesfield Cottage is complete as shown on our Drawing No. 01:1696:A3:1, i.e. there are no parking spaces within the boundaries of the cottage.

The applicants, the present owners of Thamesfield Cottage, use parking spaces within the existing boatyard owned by Hobbs & Son of Henley, i.e. the family of the applicants.

We should be pleased if you would advise if this arrangement gives rise to any complications in respect of the application.

Yours faithfully

Keith Halson
Halson Mackley Partnership

c.c. Mr & Mrs J. Hobbs

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	07 MAR 2001
Officer: GA	Application No. F/2001/3525

Map No. 8 Site 0.03
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(E) Proposed first floor rear extension to dwelling

Location: THAMESFIELD COTTAGE WARGRAVE ROAD

Parish: REMENHAM Ward: REMENHAM
16-03-01

Applicant: Mr & Mrs J. HOBBS

Fee Received 95.00 Required ..... Additional ..... Refund .....
(2)

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	show parking plan.	16-03-01	
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 : 16-03-01 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:

..... no pre-apps .....

.....

.....

NEIGHBOURS:

..... site notice & see map for neighbour notices .....

.....

.....

.....

.....

.....

.....

.....

.....

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

07 MAR 2001 - 3525

1.	APPLICANT'S NAME	Mr & Mrs J Hobbs
	ADDRESS	Thamesfield Cottage Wargrave Road
		Henley on Thames
	POST CODE	RG9 3JD PHONE
2. If the applicant has an agent all correspondence will be sent to the agent	AGENT'S NAME	Halson Mackley Partnership
	ADDRESS	4 Alexandra Road
		Reading Berkshire
	POST CODE	RG1 5PD PHONE 0118 926 9555
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	Thamesfield Cottage Wargrave Road Henley on Thames
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		First floor bedroom and bathroom extension
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.03
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	see application letter

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 ?

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		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.

All materials similar to existing

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.

not applicable

16. HOW WILL SURFACE WATER BE DISPOSED OF?

existing

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

existing pedestrian and vehicular access to remain unaltered

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

no

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

£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 Keith Halson ON BEHALF OF **Mr & Mrs J. Hobbs** DATE **06.03.01**

Keith Halson : Halson Mackley Partnership

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. 07.MAR2001* 3525

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:

1 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 issue a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the 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) Insert description of steps taken

(b) .....

.....

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

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

on (d) .....

(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

Agricultural Holdings Certificate

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.

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 ~~Keith Halson~~ Halson Mackley Partnership

On behalf of Mr & Mrs J. Hobbs

Date 06.03.01.

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

ADDRESS THAMESFIELD COLLEGE. HARGRAVE ROAD PARISH REMENHAM.

PLOT No. ORD. SHEET No. SU 7682 (B)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/80/55.	Mr. Minchin.	Stationing 1 Caravan	18 1 56.	31 3 TP.
03427	HOBBS & SONS LTD.	COVERED BOAT STORAGE BUILDING NUMBER	30.10.75	N/A C/D

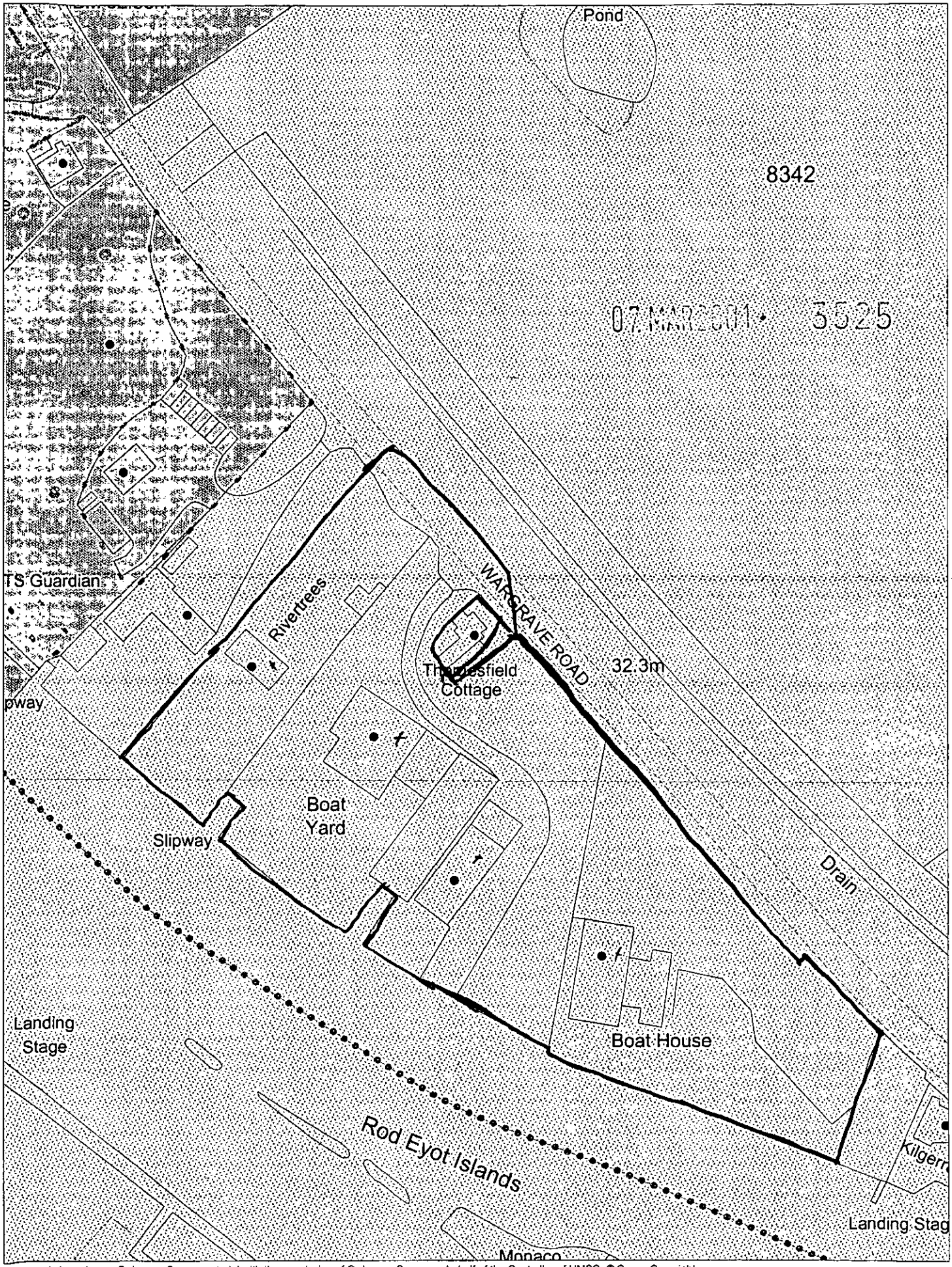
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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Development Control Section, Environmental Services, Wokingham District Council.

8 March 2001 Scale: 1 : 1250