APPLICATION NO:
F/2001/3619

LOCATION:
16 Murdoch Road, Wokingham.

APPLICANT:
Mr J Johnstone C/O The Edwards Irish Partnership

PROPOSAL:
Proposed erection of detached dwelling.

EARLIEST DATE FOR DECISION: **29/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
17/05/2001

CASE OFFICER: **Emy Circuit**

REFUSED

32

02

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr J Johnstone
C/O The Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
Berkshire
RG40 2BT

Application Number: F/2001/3619

Parish: **WOKINGHAM**

Location: **16 Murdoch Road, Wokingham**

Proposal: **Proposed erection of detached 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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason
1. The design of the proposed dwelling would result in overlooking of Nos. 14 and 16 Murdoch Road and an overbearing impact on 16 Murdoch Road. This unsatisfactory relationship with the neighbouring properties, would be detrimental to their residential amenity and, as such, contrary to Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) and Policy SBE2 of the South East Area Local Plan.

Reason
2. Inadequate information is available for the Council to assess the impact on highway safety and the proposal is, therefore, contrary to Wokingham District Local Plan (Deposit Draft) Policy WT7.

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 STV1, SBE1, SBE2, SH1
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WH1, WT7

John Mitchell

John Mitchell
Development Control Manager
Date: 17/05/2001

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.

Applicationo	Name & Address
F/2001/3619	K A Jones 31a Sturges Road WOKINGHAM Berkshire RG40 2HG
F/2001/3619	Colm Lennon Tyraconnell House 12 Murdoch Road WOKINGHAM Berkshire RG40 2DE
2001/3619	Mrs A McCutcheon 10 Murdock Road Wokingham Berks RG40 2DE

App refused
Letters sent 18-05-01

— Potential new occupier/owner of 14 Murdoch Road + wanted to be informed if any Appeal — now added to obj list 2/7/2001

T. COX

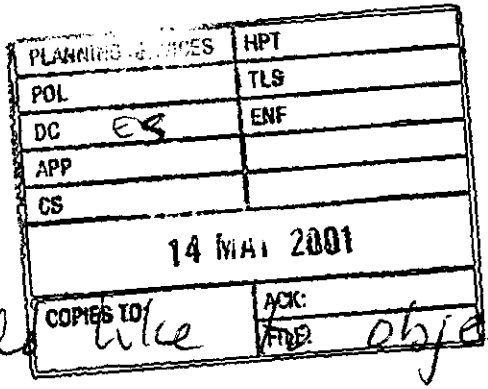
56 HOLMBURY AV.
PINE RIDGE
CROWTHORNE
BERKS
RG45 6TQ

From Mrs. A. McCutcheon

10 Murdoch Road,
Wokingham,
Berkshire, RG40 2DE
Tel. 0118 977 3309

10. 5. 2001

Planning
Dept.:
WDC



2001/3619
EXC

Dear Sirs,

I would like object most strongly to the application for a house at Mr. Johnston's property 16 Murdoch Rd.

As most households seem to own two or three cars it would add to the already heavy volume of traffic in Murdoch Rd., which was

already increased by allowing the development at Pinslane.

Yours faithfully,

A McCutcheon.

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/3619

Applicant : Mr J Johnstone C/O The Edwards Irish Partnership.

Location : 16, Murdoch Road, , Wokingham.
Proposal : Proposed erection of detached dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		17/4/01

Date of Neighbour Notifications : .....

Date of Site Visit : 17 April 2001

Date Registered : 22/03/2001

Earliest Date for Decision : 29/04/2001

Latest Consultation Date/Site Notice Expiry Date : 29/04/2001

This application will have expired on: 17/05/2001. 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 :

Environmental Health - condition - hours of construction
Highways - request layout.
Neighbours - protect copper beech / height of building / no 2nd floor windows later (PD)
Landscape - retain / protection details for beech + other trees
(Discussed whether TPO appropriate with Arboricultural officer - concluded not as tree not under threat as result of development / demand for work / removal not v. great due to proximity),

Planning Issues :

Identified Settlement — neighbours
Street scene
highways.

F/2001/3619
16 Murdoch Road, Wokingham

History: The proposal is for the erection of a five-bedroom, detached dwelling on a site within the Identified Settlement, which currently forms part of the garden of 16 Murdoch Road. Planning permission for a four-bedroom, detached dwelling on the site was granted in 1997 (97/66513/F) – footprint c 166m^2, ridge height, 8.6m. Thus, the principle of development of a detached dwelling on the site has already been established but the design of the current proposal differs significantly from that already approved and the impact of the proposal in terms of the effect on the residential amenity of neighbours, character of the area and highway issues must be considered. Since the previous consent was granted extensions, to the neighbouring property, 14 Murdoch Road 2.5 metre deep, single-storey extension, adjacent to the boundary, have been approved (F/2001/3236) and this work is currently in progress.

Appraisal:
Murdoch Road and the surrounding area is characterised by substantial dwellings, mainly detached and located on spacious plots. No 16 is located on the northern side of the street, where plot sizes are generally smaller than on the southern side. The existing dwelling is sited on the eastern side of the plot, while the proposal relates to the western side. The resulting gardens, particularly the frontage of the application site, would be slightly narrower than the norm but would not be unusually small and would be in keeping with the overall character of the area. The design is more in keeping with the character of surrounding dwellings that the previously approved scheme.

The relationship with the neighbouring properties would be different – in particular the deepest part of the new dwelling would be adjacent to No 16 rather than 14 Murdoch Road. There are three aspects of the proposals that are unacceptable with regard to the impact on neighbouring properties:

1. The garage/master bedroom would project 7/8 metres forward of No 16 and have a 6.8 metre ridge. The steep pitch of the roof would prevent an unacceptable reduction in daylight but it would have an overbearing impact on the ground-floor reception room at No 16.
2. overlooking of ground-and first-floor windows in the side elevation of No 16 from the balcony in the rear elevation
3. overlooking of the dining room and bedroom 3 windows at No 14

Recommendation: REFUSAL

Application Number F/2001/3619
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

1 The design of the proposed dwelling would result in overlooking of Nos 14 and 16 Murdoch Road and an overbearing impact on 16 Murdoch Road. This unsatisfactory relationship with the neighbouring properties, would be detrimental to their residential amenity and, as such, contrary to policies WOS3 and WBE1 of the WDLPDD and policy SBE2 of the SEALP.

2			Inadequate information is available for the Council to assess the impact on highway safety and the proposal is, therefore, contrary to WDLPDD policy WT7.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: / TV
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1, SBE1, SBE2, SH1
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1, WH1, WT7
GREEN BELT LOCAL PLAN POLICIES: /
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES: /

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: 16 Murdoch Road Wokingham.

APPLICATION NUMBER: F/2001/3619

OFFICER: Emy Circuit

DATE OF SITE VISIT: 17 April 2001

1 SITE/STATUTORY NOTICE DISPLAYED ? yes near gate

2. DESCRIPTION OF SURROUNDINGS

Residential, substantial detached dwellings on spacious/secluded plots

3. DESCRIPTION OF SITE/BUILDING

detached dwelling (2 storey) with large side garden

4. RELATIONSHIP TO ADJOINING PROPERTIES

Side windows in 14 + 16 - appear to be living accommodation - some 1° some 2° - see attached.

5. SITE CONSTRAINTS

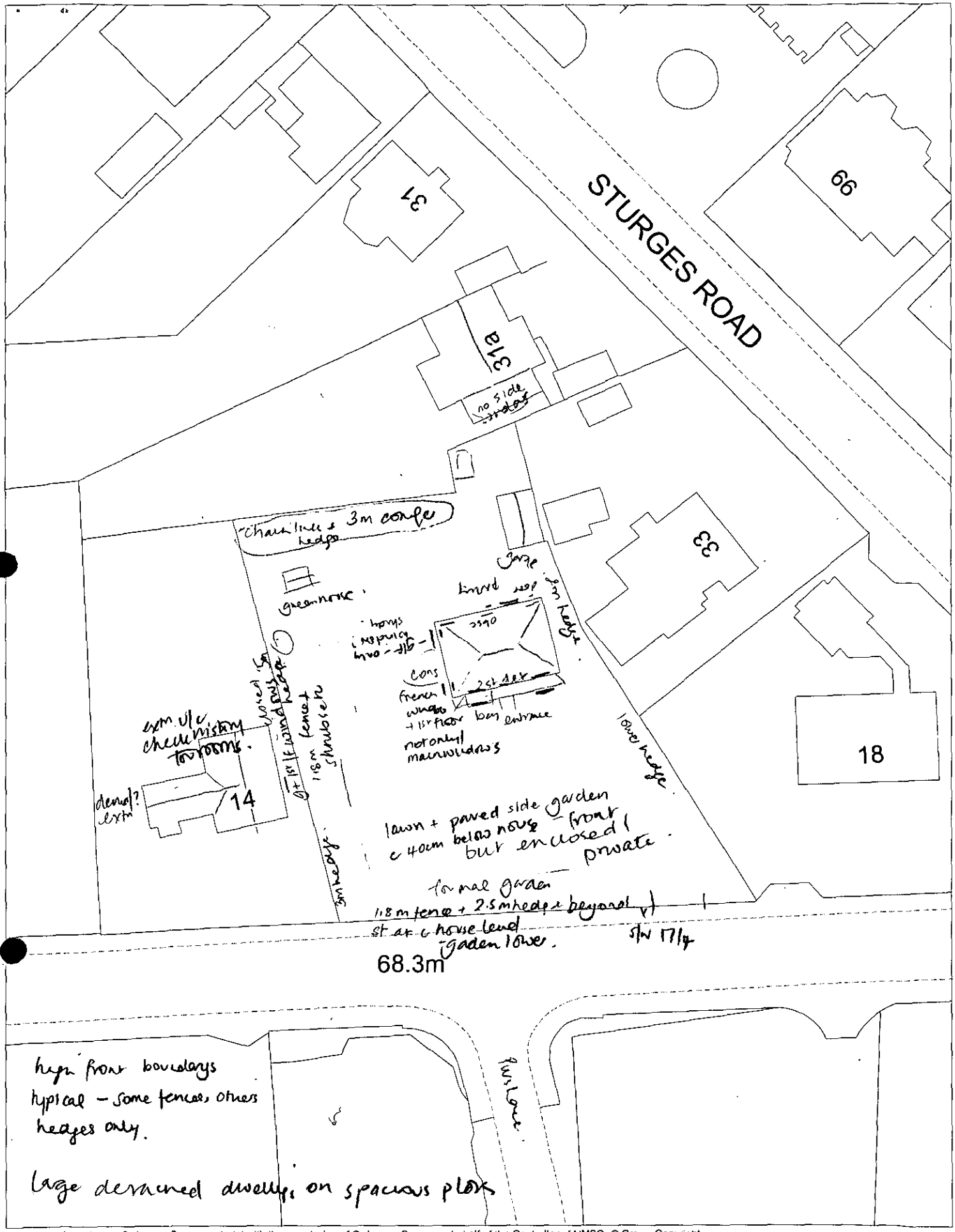
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

10 April 200

Scale: 1 : 500

N W E S

only window to bedroom (3rd in side elev).
kitchen being extended ∴ 2:5m deeper + not only window.

ADDRESS 14, MURDOCH ROAD. PARISH

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR17727	Mr P D Bishop	Relocate drains to rear of house	20. 10. 81	App N/A
BR18574	"	Bedroom to 2nd bathroom & conn. to drains	3.7.84	App N/A
BR22768	"	Ext. to lounge & garage	29.5.86	App N/A
F/2001/3236	Mr + Mrs. Jones	3SH/S + S/SH/R & conserv.	27.2.01	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Tel: (0118) 974 6479

Date: 4 May 2001

My ref: F/2001/3619

CONFIDENTIAL

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/3619
16, Murdoch Road, , Wokingham.
Proposed erection of detached dwelling.

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 **Emy Circuit** on **(0118) 974 6479.** 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 14 May 2001

Yours faithfully,

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/3619**
16, Murdoch Road, , Wokingham.
Proposed erection of detached dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor R Wyatt

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

Tel: (0118) 974 6479

Date: 4 May 2001

My ref: F/2001/3619

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

CONFIDENTIAL

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: F/2001/3619
16, Murdoch Road, , Wokingham.
Proposed erection of detached dwelling..

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 **Emy Circuit** on **(0118) 974 6479.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

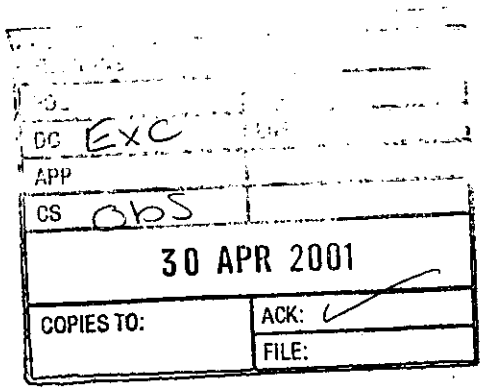
John Mitchell
Development Control Manager

Tyrconnell House
12 Murdoch Road
Wokingham
Berks RG40 2DE

Our Ref: CAL/ads

26th April 2001

J Mitchell Esq
Development Control Manager
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



Dear Mr Mitchell

Application No. F/2001/3619
16 Murdoch Road, Wokingham

I refer to the above application to which I have no objection in principle however, I am deeply concerned as to the effect the erection of a dwelling might have on the magnificent Copper Beech which is in the garden. Accordingly I would ask that a Tree Preservation Order is placed on this tree as a matter or urgency and that in the event of planning permission being granted adequate measures be granted to protect the tree during construction.

I am aware that the Langborough Residents Association previously made representations to you for a TPO to be placed on this tree and again I would urge that this recommendation is taken up.

Yours sincerely

Suggestion forwarded to Trees 1/5.

Colm Lennon

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Emy Circuit DATE: 27th April 2001

Location:	16 Murdoch Road, Wokingham
Proposal:	Proposed erection of detached dwelling
Application Number:	F/2001/3619

In response to your consultation dated 5th April 2001 for the above application, the tree and landscape comments are as follows:

I have no objections to the above application being granted planning consent.

The existing garden of No. 16 Murdock Road which is to be developed contains a number of mature specimen trees which must be retained under the development proposals. Of particular note is the mature Beech tree which lies within the north western corner of the plot. The applicant should produce for approval Tree Protection Details in accordance with BS 5837 : 1991 -Trees in Relation to Construction to ensure the successful retention of this important tree.

A number of mature conifers also exist along the western boundary of the plot where it abuts No. 14 Murdock Road. These will be susceptible to damage during construction works and in addition to providing protection details the applicant should be required to submit a method statement for approval to establish that these can be satisfactorily retained.



ROBERT PETROW
Consultant Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 05 April 2001

Application Number: F/2001/3619

Proposal: Proposed erection of detached dwelling.

Parish: WOKINGHAM TOWN

Site Address:
16, Murdoch Road, , Wokingham.

Applicant:
Mr J Johnstone C/O The Edwards Irish 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).

See attached memo. 11/04/01

Signed: _____ **Print name:** _____

EMY CIRCUIT
WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL SERVICES
PLANNING SERVICES
PO BOX 157
SHTE END
WOKINGHAM RG40 1WR

314 STURGES RD
WOKINGHAM
BERKS RG40 2HG
19.4.01

PLANNING SERVICES	DEPT
POL	TLS
DC EXC	ENF
APP	
CS OBS	

23 APR 2001

COPIES TO: ACK: ✓
FILE:

REF: EMY CIRCUIT
APPLICATION NO: F/2001/3619
SITE ADDRESS: 16 MURDOCH RD, WOKINGHAM
PROPOSAL: PROPOSED ERECTION OF DETACHED DWELLING

Dear Sir/Madam,

With regard to the above proposal for a new dwelling I should like to make the following comments

1. I am concerned & should like to ensure that the height of the proposed dwelling is not too high & over powering. I should like to ensure that it is no higher than the existing dwellings either side.

2. I would also like to ensure that no windows are added at a later date into the high roof area to the rear of the dwelling. This would severly affect our privacy.

3. I should also like to ensure that the existing boundary hedge screening at the boundary with 314 STURGES RD is never taken down. This would also severly affect our privacy.

I should be grateful if these comments are taken into account when you make your decision.

Yours faithfully, Elizabeth A Jones.

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
HIGHWAYS

MEMORANDUM

FROM: Adam Coggins, Highways

MY REF: F/2001/3619

YOUR REF: F/2001/3619

TO: Emy Circuit, Planning
CC:

DATE: 11th April 2001

PLANNING APPLICATION F/2001/3619
PROPOSED ERECTION OF DETACHED DWELLING.
16 MURDOCH ROAD, WOKINGHAM

COMMENT

1. Please could Highways have a revised plan showing the parking layout for 5 vehicles with the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

- 4.8m x 2.4m (standard space)
- 5.5m x 2.4m (in front of the garage)

The spaces must be positioned clear of the turning area so that vehicles may enter and leave the site in a forward gear;

2. Visibility splays of 2.0m x 90m from the proposed access. The area within the sightline must be over highway land or land within the applicants control;

3. Pedestrian visibility splays of 2.4m x 2.4m;

4. Gates set back a minimum of 5.0m from the highway boundary.

Adam Coggins

Highways Officer

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Emy Circuit
Development Control

Your Ref: F/2001/3619

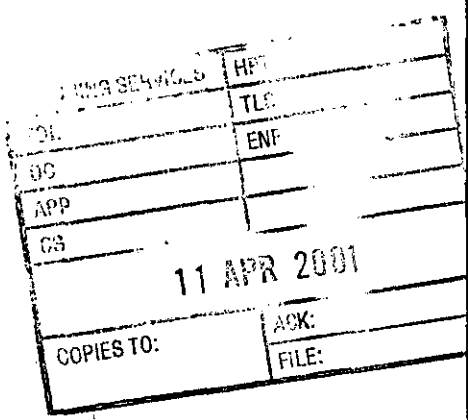
Date. April 9, 2001

PROPOSED: ERECTION OF 1 DWELLING

LOCATION: 16 MURDOCH ROAD, WOKINGHAM

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

Standard Planning condition C070 regarding hours of construction.



JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

Received by Wokingham District Council

Application No: F/2001/3619

Proposal:
Proposed erection of detached dwelling.

Location:
16, Murdoch Road, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/04/2001. 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

05 April 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

TSB/83

Start date: 22 MAR 2001	Map No. ..... Site ..2.07....
Officer: ESC / Application No. F/2001/369	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED ERECTION OF DETACHED DWELLING

Location: 16 MURDOCH ROAD

Parish: WOKINGHAM Ward: Wescott

5.4.01 TD.

Applicant: MR J JOHNSTONE

Fee Received 190-00 (9) 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			
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 : 5.4.01.B 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

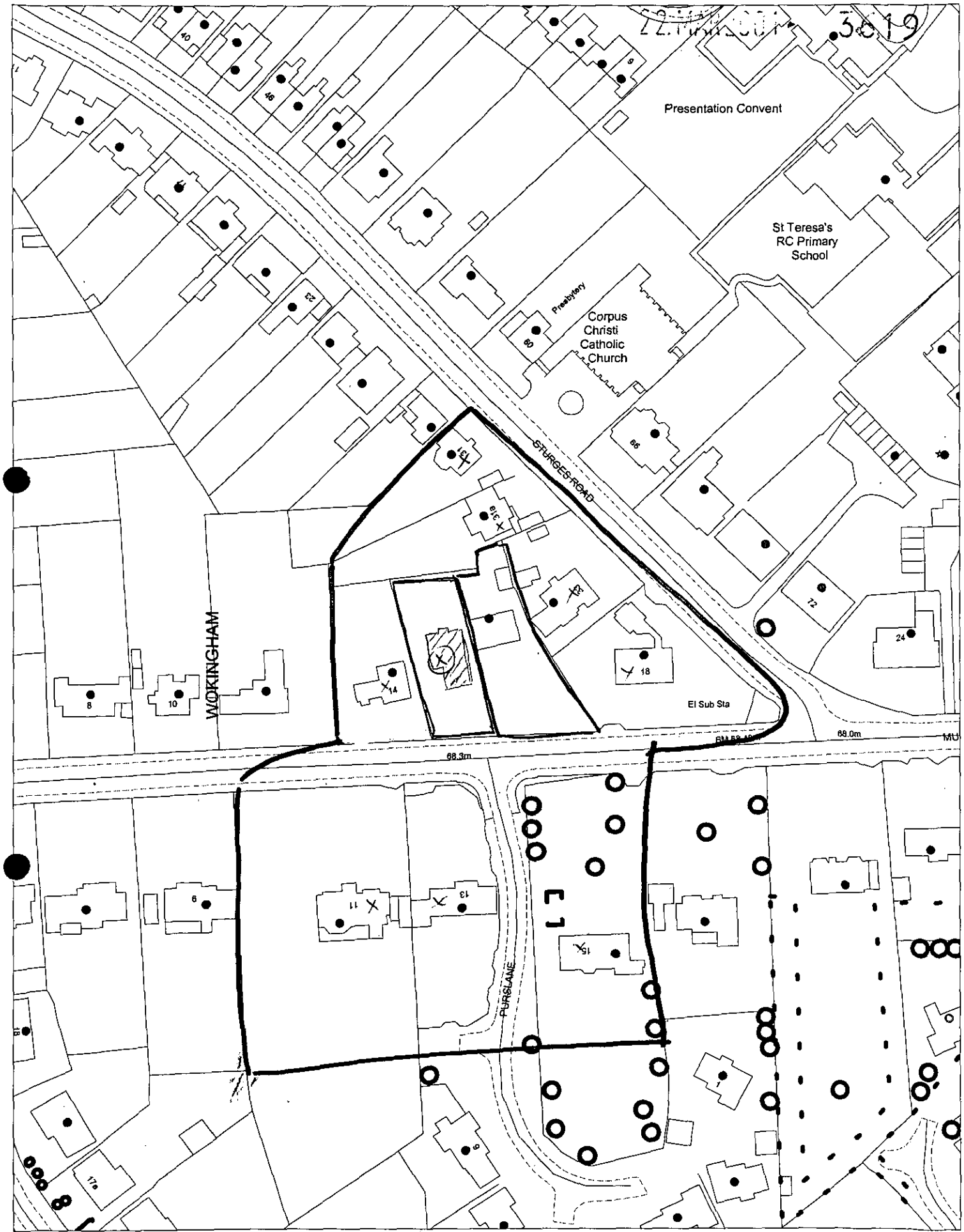
The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....
.....
No pre-apps on file
(no record of meeting with BP mentioned in their letter)

NEIGHBOURS:

S/N + see map ✓
.....
.....
.....
.....
.....
.....
.....
.....



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Development Control Section, Environmental Services, Wokingham District Council.

27 March 200

Scale: 1 : 1250

N W E S

0 10 20 30 40 50 60 70 80 90 100

0 2 3

22.MAR2001* 3619

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Environmental Services
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

FOL
DC
APP
CS
COPIES TO:
FILE:

20 March 2001

Ref: PHE/FJ/1371

Dear Sir,

RE: DETACHED HOUSE – 16 MURDOCH ROAD – WOKINGHAM.

Please find enclosed, on behalf of my client, the application for the construction of a detached house adjacent to No. 16 Murdoch Road.

The site benefits from an approved application, reference: 97/66513/F, for a detached house, however my client has instructed me to design a house more in keeping with the quality of existing properties and their street scene.

A meeting was held last year with Mrs Polnick to discuss the proposal and the advantages this design has over the previously designed scheme. Consideration has been given as to the position of the windows on the side elevation of No. 14 Murdoch Road and the adjacent boundary treatment. All trees and hedging have been retained with the exception of where the approved access is to be sited.

The application consists of six copies of drawing No. 1371/02 together with forms; Certificate A and a cheque for £190.00.

As this application does not involve the principle of approving a detached house on the plot, but a change of design, I feel it can be treated as a delegated matter, and can receive a favourable conclusion speedily.

If you require any discussion or further information, please do not hesitate to contact me.

Yours faithfully

Paul Edwards.

Paul Edwards
Partner

. Encs.

1789/a

SECTION 66 CERTIFICATE

Application No.

22.MAR 1991 3619

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.

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.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

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

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

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

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.

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 . . . . . A Edwards . . . . . .

On behalf of . . . . Mr. & Mrs. J. R. M. JOHNSTONE . . . . .

Date . . . . 20 : 3 : 2001 : . . . . . .

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

ADDRESS 16 Murdoch Road PARISH Wokingham

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 5880	Mr. Johnson	Replacement garage utility room	14.1.77	App n/a
05791	"	"	17.2.77	n/a CA
97/66513/F	"	Land adj. det. dwelling	8.12.97	CLA

DATE OF COMPLETION

MINISTRY DECISION

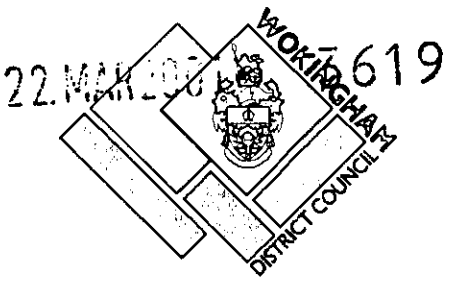
SPECIAL ORDERS

DRAINAGE

091074

1769A

PLANNING APPLICATION PART I



Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

1.	YOUR NAME	MR. J R M JOHNSTONE
	ADDRESS	16 MURDOCH ROAD
		WOKINGHAM BERKS
	POST CODE	RG40 2DE Tel. No. 978 0948.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	THE EDWARDS IRISH PARTNERSHIP
	ADDRESS	76 LANGBOROUGH ROAD
		WOKING BERKS
	POST CODE	RG40 2BT Tel. No. 989 4403.
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	16 MURDOCH ROAD
		WOKINGHAM
		BERKS.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.0688 HA.
5. Give brief details of the proposal.	ABOUT THE APPLICATION	CONSTRUCTION OF 5 BEDROOM
		DETACHED HOUSE WITH INTEGRAL
		GARAGE
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER.

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	✓
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	
OTHER			

9. What type of Planning application are you applying for?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No. Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.
RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.
YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.
PLAIN ROOF TILES TO BE AGREED.
FACE BRICKWORK TO BE AGREED.

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.
YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.
YES / ~~NO~~

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.
YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.
YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.
YES / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.
~~YES~~ / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	1
	TOTAL	1
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	1

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.
YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.
~~YES~~ / NO

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 (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.
~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 190.00
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED A A Edwards ON BEHALF OF Mr J R M Johnstone DATE 20.3.2001.

Before submitting this application check that you have answered all the relevant questions 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.