APPLICATION NO:
F/2000/1840

LOCATION:
Applegate Limmerhill Road, Wokingham.

APPLICANT:
Mr & Mrs Lucas C/O Alastair Howe Architects

PROPOSAL:
Proposed erection of detached dwelling and demolition of existing dwelling.

EARLIEST DATE FOR DECISION: **28/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
21/08/2000

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Lucas
C/O Alastair Howe Architects
50 Tanners Way
Hunsdon
Herts
SG12 8QF

Application Number: F/2000/1840

Parish: **WOKINGHAM**

Location: **Applegate, Limmerhill Road, Wokingham.**

Proposal: **Proposed erection of detached dwelling and demolition of existing 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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. All of the WC, bathroom and shower room windows in the north east side and front (north west) elevations of the proposed development shall not at any time be glazed other than with obscure glass.

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) no additional windows or similar openings shall be constructed in the first floor level or above in the north east side elevation.

Condition
5. The area shown on the permitted drawings for vehicle garaging, turning and parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
6. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of the amenities of the occupants of this property and other properties nearby.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
6. In the interests of the character and amenities of the locality.

Informative
1. The applicant is reminded that this permission relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

2. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section of the Planning Department be contacted for further advice.

John Mitchell CH

John Mitchell
Development Control Manager
Date: 14/08/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 10 January, 2001
My ref. BC/DC/2000/1840
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr & Mrs Lucas
c/o Alastair Howe Architects
50 Tanners Way
Hunsdon
Ware
Herts. SG12 8QF

Dear Sirs

PLANNING PERMISSION 2000/1840
SITE: APPLEGATE, LIMMERHILL ROAD, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1840 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

EMY CIRCUIT
Planning Assistant

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 11 October 2000
My ref: EXC/F/2000/1840

Alistair Howe
50 Tanners Way
Hunsdon
Hertfordshire
SG12 8QF

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 Mr Howe

REPLACEMENT DWELLING AT APPLEGATE, LIMMERHILL ROAD, WOKINGHAM – SUBMISSION OF DETAILS TO COMPLY WITH CONDITION 02 OF PLANNING PERMISSION F/2000/1840

In response to your letter, which was received on 20 September 2000, I am pleased to confirm that the materials, black brick RY Ames ref RY/BB/2 and pre-weathered zinc sheet, are acceptable and condition 02 of planning consent F/2000/1840 has now been discharged.

With regard to condition 06 of the above consent, this was imposed because it is considered important that the shrubs and native trees along the southern boundary, with the open countryside, are maintained. Having discussed this with the Council's Landscape Team I would suggest that that the applicant should seek written approval from the Council for any work to trees on the site, other than work urgently required for health and safety reasons. With regard to shrubs and hedges, pruning for the purposes of routine maintenance would be acceptable but written approval should be sought for any more sever pruning which would reduce the screening along the southern boundary. Notification of any proposed work could take the form of a letter and would not require a formal application. I hope this clarifies the issue but if you would like any further advice please contact Emy Circuit on the number above.

Yours sincerely

John Mitchell,
Development Control Manager

Reply Reg

PLANNING SERVICES	RPT 34436
POL	TLS
DC E+C	ENF
APP	
CS	
20 SEP 2000	
COPIES TO:	FILE

ALASTAIR HOWE
ARCHITECTS

50 TANNERS WAY
HUNSDON WARE
HERTS. SG12 8QF

T. 01279 843936
F. 01279 843937

22nd June 2000

Your ref: F/2000/1840

Att Emy Circuit
Planning Department
Wokingham District Council
PO Box No 157
Shute End
Wokingham
Berks RG40 1WR

Dear Sirs,

Re: Proposed new dwelling house on the site of existing at Applegate, Limmer Hill Road, Wokingham.

Further to our recent telephone conversation, please find attached samples pursuant to condition 2 of the above consent. I understand that you only require these samples (Black brick, RY Ames ref RY/BB/2 and pre-weathered zinc sheet) and not of the other proposed materials listed on the drawings (timber windows, cedar boarding, render, aluminium rooflight bars, asphalt roofing).

I trust that you will find the proposed black brick and zinc cladding/roofing acceptable and trust that you will be able to discharge condition 2 of the above consent.

Regarding condition 6 of the consent, it is my understanding that some of the hedges (particularly) require pruning more regularly than at five yearly intervals, presumably condition 6 is not meant to preclude good practice in respect of maintenance of trees, shrubs & hedges? I would be grateful for clarification of this issue.

Please do not hesitate to call with any queries.

Yours sincerely

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1840

Applicant : Mr & Mrs Lucas C/O Alastair Howe Architects.

Location : Applegate, Limmerhill Road, , Wokingham.
Proposal : Proposed erection of detached dwelling and demolition of existing dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		18 July 2000

Date of Neighbour Notifications : .....

Date of Site Visit : 18 July 2000

Date Registered : 26/06/2000

Earliest Date for Decision : 28/07/2000

Latest Consultation Date/Site Notice Expiry Date : 28/07/2000

This application will have expired on: 21/08/2000. 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 - conditions SC23 (SR06) - garaging parking and turning.
Landscape - applicant - acceptable - trees to be constructed during construction
Wokingham T.C. - "no objections"

Planning Issues :

Edge of Identified Settlement - within settlement but ASLI + Gap adjoin site
neighbours + impact on street scene/character of area.

Application Number: F/2000/1840
Applegate, Limmerhill Road, Wokingham

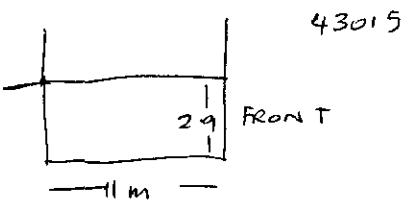
Appraisal: The proposal is for a replacement dwelling.

The Orchard (the existing dwelling was allowed at appeal in 1989 – 31605) is the only neighbouring property on which the proposals are likely to have a direct impact. Applegate is set further back on the plot than The Orchard and the existing dwelling is 6 metres from the boundary, with a 2 metre wall enclosing a yard area at the side, 3 metres from the boundary. There is an extant planning permission for a two-storey extension on the site of the yard and this was renewed in 1999 (99/70242/F).

The part of the house adjacent to the boundary with The Orchard would be two-storey with a flat roof. It would be at about 0.7 metre lower level than The Orchard and 5.7 metres in height. It would be set back from the front of The Orchard and project about 9 metres to the rear. The southern part of the building would incorporate a basement and a second-storey at the front of the building. This would have a mono-pitch roof with a maximum height of 8.9 metres. The distance between the two dwellings, plus the existing boundary hedge, would prevent the replacement dwelling being overbearing or causing a reduction in daylight to the neighbouring property. The only windows above ground-floor level in the north-east elevation would be WC/bathroom windows, while the northern part of the extension would screen the neighbouring property from the first-floor roof terrace so overlooking of the neighbouring property is not a concern. Minimisation of glazing in the northern elevation is to be welcomed in terms of maximising passive solar gain.

The character of properties in the area is varied and the existing dwelling, which was permitted in the 1960s, has a distinctive modern character and, hence, it is considered that the design of the proposal is appropriate to the site.

Recommendation: conditional approval



Application Number F/2000/1840
Conditions/Reas~~ons~~ ~~for~~ Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC52	SR12	
			All of
03	SC20	SR24	The WC, bathroom and showerroom windows in
			the ~~side~~ north-east side and front (north-west) elevations
04	SC08	SR05	additional windows ... at first-floor
			level or above in the north-east side
			elevation.
05	SC23	SR06	Garaging, turning and parking
06	SC49	SR17	Tree Protection.
IN04			
IN03			
~~7~~	~~SA~~	~~SR18~~	~~Trees.~~

John Mitchell
14/8/00

RECORD OF SITE VISIT

SITE ADDRESS: Applegate Limmerhill Road Wokingham.

APPLICATION NUMBER: F/2000/1840

OFFICER: Emy Circuit

DATE OF SITE VISIT: 18 July 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? telegraph pole at front of site

2. DESCRIPTION OF SURROUNDINGS

residential but located on lane + adjoining countryside

3. DESCRIPTION OF SITE/BUILDING

two-storey dwelling, distinctive modern design with flat roof. (black stained timber + yellow brick 10/10/00)

4. RELATIONSHIP TO ADJOINING PROPERTIES

Set back in relation to The orchard - no others affected.

5. SITE CONSTRAINTS

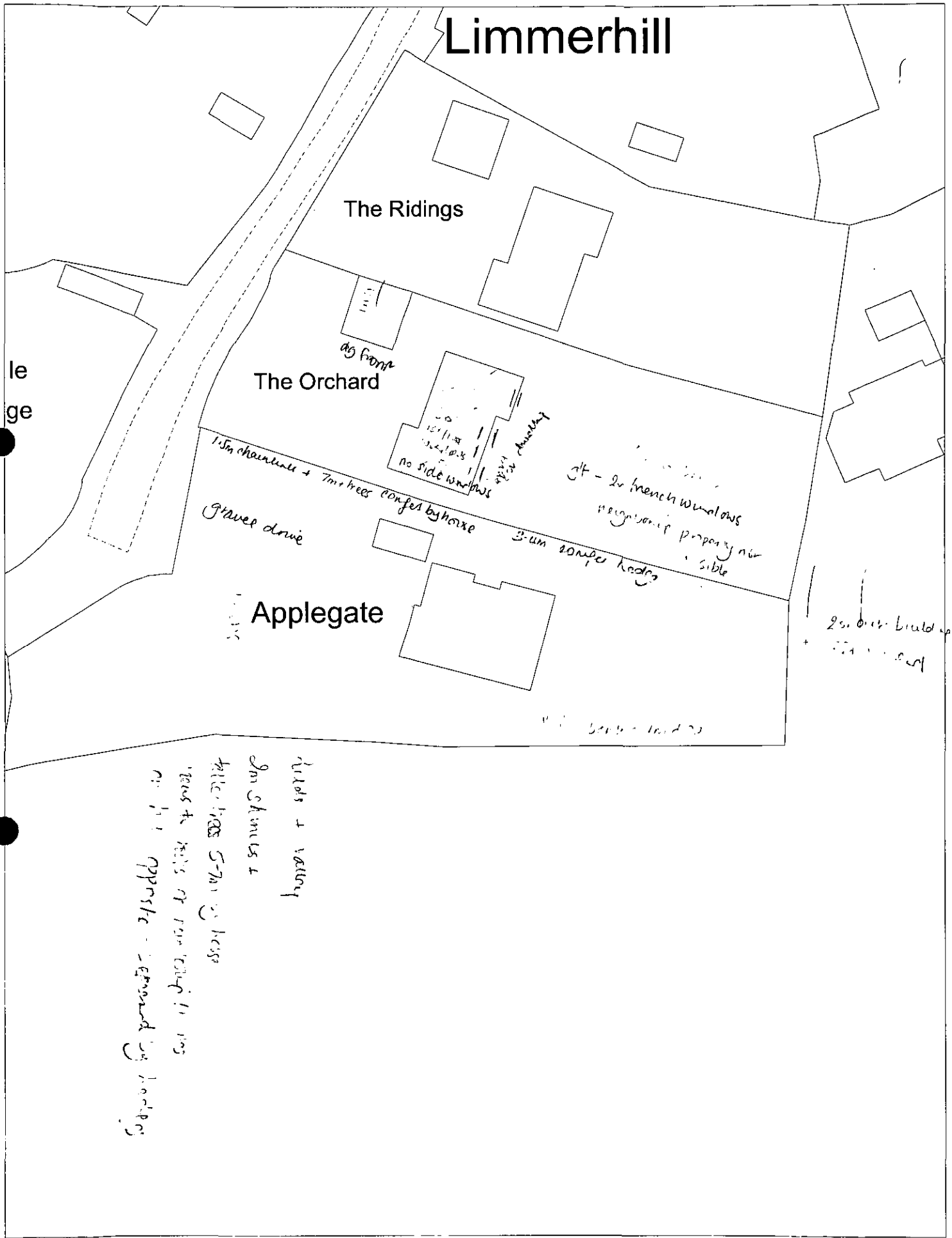
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT various hedges and trees

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

18 July 2000

Scale: 1 : 500

N
W E
S

Tel: (0118) 974 6479

Date: 15 August 2000

My ref: F/2000/1840

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 60 00
Fax: (0118) 974 64 84
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

Dear Councillor

Application Number: F/2000/1840
Applegate, Limmerhill Road, , Wokingham.
Proposed erection of detached dwelling and demolition of existing 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 Sub-Committee for decision please fill in the form below.
This form must be received no later than 25 August 2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/1840**
Applegate, Limmerhill Road, , Wokingham.
Proposed erection of detached dwelling and demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Marinos

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: 15 August 2000

My ref: F/2000/1840

CONFIDENTIAL

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

Dear Councillor

Application Number: F/2000/1840
Applegate, Limmerhill Road, , Wokingham.
Proposed erection of detached dwelling and demolition of existing 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 Sub-Committee for decision please fill in the form below.
This form must be received no later than 25 August 2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1840**
Applegate, Limmerhill Road, , Wokingham.
Proposed erection of detached dwelling and demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Morgan

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: 15 August 2000

My ref: F/2000/1840

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 C Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Dear Councillor

Application Number: F/2000/1840
Applegate, Limmerhill Road, , Wokingham.
Proposed erection of detached dwelling and demolition of existing 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 Sub-Committee for decision please fill in the form below.
This form must be received no later than 15 August 2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/1840**
Applegate, Limmerhill Road, , Wokingham.
Proposed erection of detached dwelling and demolition of existing dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C Hudson

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

Received by Wokingham District Council

Application No: F/2000/1840

Proposal:
Proposed erection of detached dwelling and demolition of existing dwelling.

Location:
Applegate, Limmerhill 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 28/07/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

04 July 2000

*Pre-app attached

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid 75 ~~82~~.

Start date: ~~30 MAY~~ 26 JUN 2000	Map No. ..... Site ...017.....
Officer: AML EYC Application No. F/2000/1840	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

26.JUN.2000* 1840

Description:

(F) PROPOSED ERECTION OF DETACHED DWELLING AND DEMOLITION OF EXISTING DWELLING

Location: APPLEGATE LIMMER HILL ROAD

Parish: WOKINGHAM Ward: Evendons, 47.2000'

Applicant: MR | MRS LUCAS

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section (11) to be notified ☐ tick if required

Additional information required for validation

application delayed for revised plans

		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 : 11.7.2000 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 (BABTIE) .....
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:

* Pre-app attached.

NEIGHBOURS:

S/N+ The ORCHARD
SABLE COTTAGE
GRANCHESTER HOUSE
4. LIMMER COTTAGE
} ✓ LIMMERHILL ROAD.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APD	
CS	
28 JUL 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: F/2000/1840

Proposal: Proposed erection of detached dwelling and demolition of existing dwelling.

Site Address: Applegate, Limmerhill Road, Wokingham.

Applicant: Mr & Mrs Lucas C/O Alastair Howe Architects

Your observations are required in respect of this application by **28/07/2000**

● **No objections**

●

SIGNED: _____ DATE: 26/07/00

CLERK TO Wokingham Town Council

TO: **DEVELOPMENT CONTROL**
Emma Circuit

FROM: Environmental Design

DATE: 25th July 2000

Location: Applegate, Limmerhill Road, Wokingham

Proposal: Proposed erection of detached dwelling and demolition of existing dwelling

Application Number: F/2000/1840

In response to your consultation dated 4th July 2000 for the above application, the landscape comment is as follows:

This application is acceptable. The important mature trees around the site are shown on the drawings and it is important that the southern boundary with open countryside is maintained with its native trees and appropriate shrubs.

The applicant's attention is drawn to the need to protect the nearby tree branches and roots during the period of construction. The applicant should be guided by the British Standard no. 5837: *Guide for Trees in Relation to Construction*, which sets out methods of protecting trees. The BS is available from the Stationery Office and it can be consulted in main libraries.

Patricia Green

Patricia Green
Landscape Consultant

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 04 July 2000

Application Number: F/2000/1840

Proposal: Proposed erection of detached dwelling and demolition of existing dwelling.

Parish: WOKINGHAM TOWN

Site Address:
Applegate, Limmerhill Road, , Wokingham.

Applicant:
Mr & Mrs Lucas C/O Alastair Howe Architects.

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).

SC:23 (INSERT: Garaging, Parking & Turning).

SR:06.

Signed: _____ **Print name:** Stephanie Knowles

20/07/00

26 JUN 2000* 1840

ALASTAIR HOWE
ARCHITECTS

50 TANNERS WAY
HUNSDON WARE
HERTS. SG12 8QF

T. 01279 843936
F. 01279 843937

26th May 2000

Planning Department
Wokingham District Council
PO Box No 157
Shute End
Wokingham
Berks RG40 1WR

Dear Sirs

Re: Proposed new dwelling house on the site of existing at Applegate, Limmer Hill Road, Wokingham.

I am authorised by my clients to apply for planning consent in respect of the above project. Accordingly, please find enclosed the following documents:

- Six copies of the completed application form
- Section 66 Certificate
- Six copies each of my drawings numbered A-01, 02, 03, 04, 05, 06, 07, 09, 10, 11, P-01 & 02.
- My cheque in the sum of £190, which I believe, is the requisite fee.

We have previously submitted preliminary drawings for your consideration, which drew no adverse comments in response. I therefore hope that this application might gain your support and in due course, planning approval.

I trust that you will find enclosed sufficient information, however should you have any queries, please do not hesitate to contact me.

Yours faithfully

26.JUN.2000* 1840

ALASTAIR HOWE
ARCHITECTS

50 TANNERS WAY
HUNSDON WARE
HERTS. SG12 8QF

T. 01279 843936
F. 01279 843937

26 JUN 2000

22nd June 2000

Att Mrs Hurst
Planning Department
Wokingham District Council
PO Box No 157
Shute End
Wokingham
Berks RG40 1WR

Dear Mrs Hurst

Re: Proposed new dwelling house on the site of existing at Applegate, Limmer Hill Road, Wokingham.

Further to our recent telephone conversations, please find enclosed six copies each of my revised drawings numbered A-01, 02, 03a, 04a, 05a, 06a, 07a, 09a, 10a & 11a. For simplicity I have enclosed additiopnal copies of the unrevised drawings. Please swap these with those previously sent, extracting the photographs and proceed with considering the application.

Many thanks for your assistance in this matter.

Yours sincerely

1789/a

SECTION 66 CERTIFICATE

Application No. 26 JUN 2000* 1840

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

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

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- None of the land to which the application relates is, or is part of, an agricultural holding.

OR

- I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

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

Signed . . . . . .

On behalf of . MR + MRS . . LUCAS . . . . . .

Date . . 26 . 5 . 00 . . . . . .

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

ADDRESS APPLEGATE / LIMMER HILL PARISH WORLINGHAM

PLOT No. (ADJ. THE ORCHARD) ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/64/60	SHERLOCK	DET. DWELLING	10.11.60	N/A C/A
B/49/61 S461	"	"	29.11.62	
16648	MR. B MILLER	2/ST. EXTENSION	17.12.81	N/A C/A
BR18020	"	"	16.3.82	APP C/A
43015 ~~APPEAL~~	"	"	5.10.94	C/A
43495	"	DET. DWELLING	7.2.95	Ref
99/70242/F	DRS Lucas	2 SHS - renew 43015	21.9.99	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

29 JUN 2000 1840

1509/ab

PLANNING APPLICATION PART 1

26. JUN. 2000* 1840

WOKINGHAM DISTRICT COUNCIL

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 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MR + MRS LUCAS.
	ADDRESS	APPLEGATE, LIMMER HILL RD
		WOKINGHAM
	POST CODE	RG41 4BU Tel No. 01189 780442
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ALASTAIR HOWE ARCHITECTS
	ADDRESS	50 TANNERS WAY
		HUNSDON HERTS.
	POST CODE	SG12 8QF Tel No. 01279 843936
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	APPLEGATE, LIMMER HILL RD
		WOKINGHAM
		RG41 4BU
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.17 Ha
5. Give brief details of the proposal	ABOUT THE APPLICATION	DEMOLITION OF EXISTING HOUSE + REPLACEMENT WITH NEW SINGLE FAMILY DWELLING.
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~~ 1250 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.

DWELLING

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, 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.

BLACK BRICKWORK GENERALLY, PLUS SILVER GREY TIMBER BOARDING, PRE-WEATHERED ZINC SHEET, TIMBER WINDOWS.

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~~ (EXISTING SEPTIC TANK)

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	1
	5 or more	
	TOTAL	1
Nos. of residential units lost through demolition or conversion		1
	NET CHANGE	0

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 Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 170

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF MR + MRS LUCAS DATE 26.5.00

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.

26 JUN 2006 1840



Adjoining property

Applegate

View from Limmer Hill Road

Drg No	Project:	Applegate. Limmer Hill Road Wokingham	
	Title	Photograph – front elevation	
P-01	Scale	NTS Date Autumn 1999	

ALASTAIR HOWE ARCHITECTS

50 TANNERS WAY HUNSDON WARE HERTS SG12 8QF

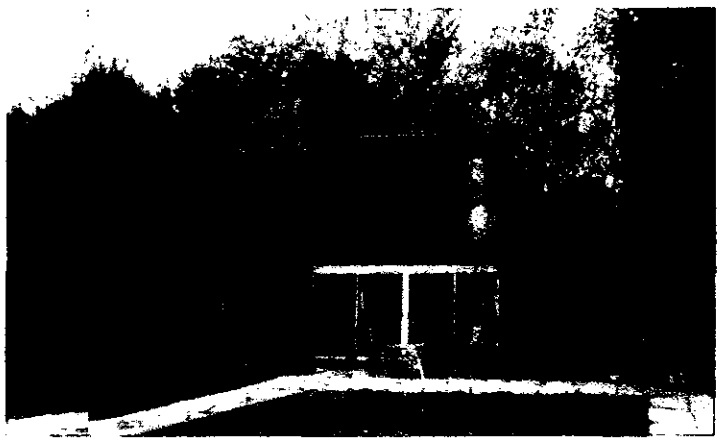
T. 01279 843936 F. 01279 843937

26 JUN 2000 1640

View from south-west



View from East



Drg No **P-02**

Project: Applegate. Limmer Hill Road Wokingham

Title Photograph – Garden elevations

Scale NTS Date Autumn 1999

ALASTAIR HOWE ARCHITECTS

50 TANNERS WAY HUNSDON WARE HERTS SG12 8QF

T. 01279 843936 F. 01279 843937