YSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
F/2000/1512

LOCATION:
23 Bedford Gardens, Wokingham.

APPLICANT:
Ms Davies

PROPOSAL:
Proposed erection of detached garage

EARLIEST DATE FOR DECISION: **19/06/2000**

APPLICATION EXPIRY DATE: **17/07/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Ms Davies
23 Bedford Gardens
Wokingham
Berkshire
RG413HZ

Application Number: F/2000/1512

Parish: **WOKINGHAM**

Location: **23, Bedford Gardens, Wokingham.**

Proposal: **Proposed erection of detached garage**

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. The area shown on the permitted drawings for vehicle garaging 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
3. Care should be taken to ensure that the roots of the Hazel and other adjacent trees are not damaged.

Condition
4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

Condition
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

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

Reason
3. In the interests of the future health and amenity value of the trees.

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

Reason
5. In the interests of the future health and amenity value of the trees.

John Mitchell
Development Control Manager
Date: 14/07/2000

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 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 05 September 2000
My ref: NB/JM/F/2000/1512

Carole Davies
23 Bedford Gardens
Wokingham
Berks
RG41 3HZ

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 Ms Davies,

APPLICATION: F/2000/1512
SITE: 23 BEDFORD GARDENS

I refer to your letter received on the 24 July 2000 with reference to the above, and apologise for the delayed response in replying.

Having spoken to our landscape department, I can confirm that climbing plants such as honeysuckle, clematis and rose would provide appropriate screening of the approved garage. Condition 4 of planning consent F/2000/1512 has now been complied with. Please note that the remainder of the conditions on the above planning application still stand.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

John Mitchell
Development Control Manager

Natalie,

A Carol Davies phoned at 2.50 pm asking to speak to John re. her letter of 19th July (according to post system this has been passed to you) concerning a garage at 23 Bedford Gardens, Wokingham (F/2000/1512).

She says she's been granted permission subject to approval of a landscaping plan. She has spoken to John and her letter of 19th July follows up their conversation. She wants to cover the pre-fabricated garage by planting honeysuckle/clematis.

She telephoned again in early August but still has nothing confirmed in writing. John has said he could not deal with this himself and was passing to a colleague asking them to confirm in writing that the landscape plans were fine.

She now has the work lined up but no confirmation from us. She'd like to speak to the appropriate officer to find out what's happening.

Her tel. no. is 979 2846.

Sandra
21.8.00

2018
Spk to landscape.

4/9.
landscape proposals are ok.

PLANNING SERVICES	HPT 32145
POL	TLS
DC NB	ENF
APP	
CS	
24 JUL 2000	
COPIES TO:	ACK:
	FILE:

23 Bedford Gardens, Wokingham, Berkshire RG41 3HZ
Tel: (0118) 979 2846

Mr J Mitchell
Development Control Manager
Environmental Services
WDC
Shute End
WOKINGHAM
Berkshire

Reply Req

19 July 2000

Dear Mr Mitchell

Application No. F/2000/1512 ; Proposed erection of detached garage

Further to our telephone conversation in regard to Condition 4 of the above application, I confirm that we propose to negotiate landscaping the site with our neighbours overlooking the proposed garage and have discussed setting up trellis with climbing plants such as honeysuckle, rose, clematis in order to make the site more aesthetically pleasing.

Final decisions as to exact planting will be taken when the building works are complete but it is intended to proceed in full consultation with our neighbours and to maintain the site according to your Condition 5.

I hope this is satisfactory for your needs and look forward to receiving your written confirmation of approval to proceed with the said work.

Yours sincerely

Carole Davies.

CAROLE DAVIES

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1512

Applicant : Ms Davies .

Location : 23, Bedford Gardens, , Wokingham.
Proposal : Proposed erection of detached garage

Site Notice Displayed ? :

YES	NO	DATE
✓		5/6/2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....5/6/2000.....

Date Registered : 22/05/2000

Earliest Date for Decision : 19/06/2000

Latest Consultation Date/Site Notice Expiry Date : 19/06/2000

Application Expiry Date: 17/07/2000

Consultation Responses :

WOK TC: 13/6/2000 - concerns over not fitting in with street scene.

Trees: 3/6 - appn is acceptable

Highways: Garaging + parking cond.

Neighbours/SN: (Neighbours came to front desk date? concerned over not fitting in with rest of cul-de-sac) No actual letters of objection received. Nº 21

Planning Issues : (ID'd sett)

1) Impact upon neighbouring properties } WBE1
2) Impact upon the streetscene } SBE1/2
3) Impact upon highway safety.

Application Number: F/2000/1512

Appraisal :

· Development · for a detached garage
App 6.15m in length, 3m in width, 1.85m to eaves & 2.4m to ridge. It would be a pebble-dashed finish with 'brick finish' front posts.
It would be positioned alongside the detached garage of N° 21 but project app 3m infront of it. Two trees at the rear of the proposed garage would remain. The site for the proposed garage is located above main foul & surface water pipes.

① Impact upon neighbouring properties.
The proposed garage would be set away from main dwellings & would be adj to an existing detached garage.
It is therefore considered that there would be no detrimental impact to neighbouring properties through overlooking or by overshadowing & overlooking.

② Impact upon the streetscene.
Many other properties of Bedford Gdns have detached garages ie/ N°s 14, 16 & 21, so there is not considered to be an issue over the principle of a detached garage given that it would be sited next to an existing detached garage.
There is some concern over the materials of the proposed garage from the town council & some neighbours (N° 21) who came in to view plans (no formal letter of objection has been received).
Having spoken to the applicant - this style of garage is proposed due to a covenant preventing d'ment due to main sewer & SW. drains - so the garage is on a concrete raft - can't build foundations to support a brick built structure.
There is a brick effect at the front of the garage - though 3m of the garage would be visible. If this had some landscaping to help disguise/soften it - there would be no detrimental impacts upon the street scene

See plan showing drain layout.

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

(NB : landscape were consulted re trees & no objection to the d'ment was made)

③ Impact upon ~~the streetscene~~ highway safety.
If the space for garaging + parking remains - there would be no detrimental impact upon highway safety.

Application Number F/2000/1512
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
①	SC01	SR02	
②	SC23	SR06	GARAGING + PARKING.
③		SR18	Care should be taken to ensure that
			the roots of the hazel & other adj
			trees are not damaged.
④	SC40	SR17	Delete 2nd sentence
⑤	SC48	SR18	

14/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 23 Bedford Gardens Wokingham.

APPLICATION NUMBER: F/2000/1512

OFFICER: Natalie Brown

DATE OF SITE VISIT: 5/6/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? state in f. garden.

2. DESCRIPTION OF SURROUNDINGS
Detached dwellings with f/r dormers.
o/p f. gardens with shrubs etc.
Garages - some detached - brick built with flat roof
e/ Nos 14, 16 + 21. (driveway in front of)

3. DESCRIPTION OF SITE/BUILDING
Shed in garden (visible above fencing) - in a similar position to proposed garage.
1.8m fencing at front from garage of No 21 to building of No 23
(as site map shows) → grassed in front of fencing
some shrubs etc outside of fencing

4. RELATIONSHIP TO ADJOINING PROPERTIES
Detached
(23a + 23 in same house.
apparent garage conv at 23a not 23).

5. SITE CONSTRAINTS

TREES some in garden

ACCESS/PARKING currently app 2 on driveway in front of connected garage.

LEVELS

BOUNDARY TREATMENT as above.

OTHERS
main surface water & foul drainage run under position of proposed garage.

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

Tel: (0118) 974 6492

Date: **26 May 2000**

My ref: F/2000/1512

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2000/1512
23, Bedford Gardens, , Wokingham.
Proposed erection of detached garage

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1512**
23, Bedford Gardens, , Wokingham.
Proposed erection of detached garage
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

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

Tel: (0118) 974 6492

Date: **26 May 2000**

My ref: F/2000/1512

CONFIDENTIAL

Councillor 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/2000/1512
23, Bedford Gardens, , Wokingham.
Proposed erection of detached garage

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If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1512**
23, Bedford Gardens, , Wokingham.
Proposed erection of detached garage
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: (0118) 974 6492

Date: **26 May 2000**

My ref: F/2000/1512

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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/2000/1512
23, Bedford Gardens, , Wokingham.
Proposed erection of detached garage

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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1512**
23, Bedford Gardens, , Wokingham.
Proposed erection of detached garage
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

Received by Wokingham District Council

Application No: F/2000/1512

Proposal:
Proposed erection of detached garage

Location:
23, Bedford Gardens, , 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/06/2000. 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

26 May 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~26 APR 2000~~ Valid 22 MAY 2000

Officer: NAB. | Application No. F/2000/1512

Map No. 68 Site 0:08

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF DETACHED GARAGE

Location: 23 BEDFORD GARDENS

Parish: WOKINGHAM Ward: Evendons 26.5.2000

Applicant: MS DAVIES

Fee (1) Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	Windows & side door not shown on floor plan.	9/5	re-request with S.V.
7	Metric scale disclaimer	Stated scale (200w:1m) doesn't fit in with dimensions on plans. Looks like 1:50	9/5 ✓	6/6.
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 : 26.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
(Trees)	(NK:) ✓ .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
(Highways)	(XA:) ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... No pre-apps .....

NEIGHBOURS:

..... SIN + 21 & 16 Bedford Gardens .....

..... 17, 19, 21 Windmill Avenue .....

..... 174 Reading Road .....

TO: DEVELOPMENT CONTROL
Natalie Brown

FROM: Environmental Design

DATE: 29th June 2000

Location: 23 Bedford Gardens, Wokingham.

Proposal: Proposed erection of detached garage.

Application Number: F/2000/1512

In response to your consultation dated 26th May 2000 for the above application, the landscape comment is as follows:

The application is acceptable. The proposed development will fit into the environment and the existing screen planting is retained. The applicant should be advised to take care not to damage the roots of the hazel and other adjacent trees.

Patricia Green

Patricia Green
Landscape Consultant

To:
Neil Etherington
Senior Arboricultural Officer

31 MAY 2000

From: Natalie Brown

Date: 26 May 2000

Application Number: F/2000/1512

Proposal: Proposed erection of detached garage.

Site Address:
23, Bedford Gardens, , Wokingham.

Applicant:
Ms Davies .

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

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

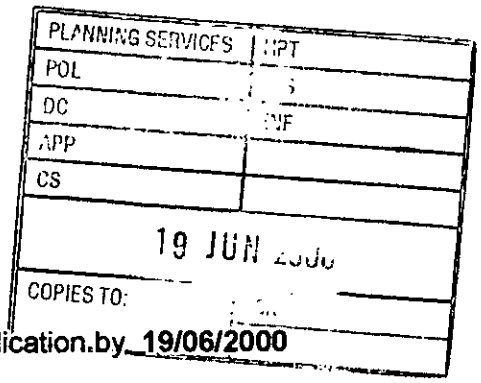
Case officer: Natalie Brown

Application Number: F/2000/1512

Proposal: Proposed erection of detached garage.

Site Address: 23 Bedford Gardens, Wokingham.

Applicant: Ms Davies



Your observations are required in respect of this application.by **19/06/2000**

No objection

Observation - not sure the building fits in with the street scene.

SIGNED: _____ **DATE:** 13/06//00

CLERK TO Wokingham Town Council

please show position of side door & windows on floor plan

Submit details to officer

6 copies enclosed, amended as requested.

With thanks.

Carol Davies. 5/6/00

WOKINGHAM DISTRICT COUNCIL

Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

With Compliments

By Hand
06/06.
11.10.

PLANNING SERVICES	HPT 30238
COL	
CS	NR
06 JUN 2000	
COPIES TO:	ACK:
	FILE:

FOR THE ATTENTION OF: NATALIE BROWN

REF: F/2000/1512

RE: DETACHED GARAGE PROPOSAL at
23, BEDFORD GARDENS
WOKINGHAM
RG41 3HZ

By hand
6.6.00

Environmental Services Dept.
PLANNING SERVICES
Po Box 157
SHUTE END
WOKINGHAM
RG40 1WR

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 26 May 2000

Application Number: F/2000/1512

Proposal: Proposed erection of detached garage

Parish: WOKINGHAM TOWN

Site Address:
23, Bedford Gardens, , Wokingham.

Applicant:
Ms Davies .

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

✓ below as applicable;

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

Comments

SC: 23 (Insert Garaging & Parking)

SR: 06

Signed: _____ **Print name:** Sarah Crawley

23 BEDFORD GARDENS

68 E

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP.
B/10/62			Somerset / Res Dev	29/3/62C			
B/51/62	5457	25.10.62	Dwellinghouse	29.11.62C			
	BR 20478		First floor extension (Mr. Wood)		26.4.83 Ref.		
	BR 20746		LOFT CONVERSION "		27.5.83 App		
19308			" "	2.6.83 GA			
31174				9.9.88 GA			
	BRA 5467		FAMILY ROOM/UTILITY/WC/LOUNGE (")	F	12.8.88 App		
37475			ENLARGE LR. DORMER TO INCL. INSULATION (")	22.4.91 GA			
	BRA 10132		" "		29.4.91 App		
96/63526/F			S/ST. EXTENSION FOR DISABLED PERSON (")	14.5.96 GA			
	FP96/5383		" ALTS "		12.5.96 App		

22.MAY2000* 1512

By hand
22/5/00.

23 Bedford Gardens, Wokingham, Berkshire RG41 3HZ

Tel: (0118) 9792846

22.MAY2000* 1512

22 MAY 2000

Mrs C Hurst
Senior Technical Assistant
Development Control Administration
Environmental Services Department
Planning Services
PO Box 157
Shute End
WOKINGHAM
RG41 1WR

20 May 2000

Dear Mrs Hurst

RE: Planning Application for Garage at 23 Bedford Gardens, Wokingham

Further to your letter dated 9 May 2000, I enclose herewith amended plans as requested. I apologise for the confusion - the scale was indeed 1:50 but to avoid further confusion we have had them re-drawn on one sheet of paper to simplify the process. We have also now included the window and side door on the floor plan.

I trust that the plans are now in order and meet the required criteria.

Many thanks for your help in this matter.

Yours sincerely

Carole Davies.

CAROLE DAVIES

Enclosures

Thames Water Utilities

Waste Water Area Service Office
Northumberland House Manor Farm Road
Reading Berkshire RG2 0JH
Telephone 0118 923 6995
Telefax 0118 923 6909

Direct Telephone
Tel :- 0118 923 6961

Our Ref. RDG/WN/NC5/3/10-2730
Your Ref.
Date 7th April 2000

Mr. A. P. Davies
23 Bedford Gardens
Wokingham
Berks. RG41 3HZ

22.MAY2000* 1512

Dear Sirs

Building Over/Close-to a Public Sewer
Section 18 Building Act 1984
23 Bedford Gardens, Wokingham, Berks.

I am writing to inform you that Thames Water Utilities Ltd's Contractor has completed the first closed circuit television survey (CCTV) of the public sewer at the above address.

The survey indicates that the sewer is in good structural condition and therefore the Company has no objections to the granting of your Building Regulations consent. However, a substantial amount of root penetration has occurred within the surface water sewer pipes and care will need to be taken when dealing with any roots encountered during the construction works. A letter has been sent to the local authority building control department to enable them to issue their consent.

Please return the lower portion of this letter to the above address when your works are complete in order that the Company can arrange a 2nd cctv survey to confirm the sewer condition.

Yours sincerely

DWA Kilpatrick
Developer Services Engineer.

Thames Water Utilities Limited
Registered in England and Wales No. 2366661
Registered office Nugent House Vastern Road Reading RG1 8DB

Part of the Thames Water Plc Group

Environmental Services

For office use only.
Application number: 22 MAY 2000* 1512

Householder planning application form

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

1	Your name Address and postcode Phone number	CAROLE DAVIES 23 BEDFORD GARDENS WOKINGHAM BERKSHIRE RG41 3HZ 0118 979 2846
2	Agent's Name Address and postcode Phone number	N/A
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	23 BEDFORD GARDENS WOKINGHAM BERKSHIRE RG41 3HZ
4	Give brief details of the proposal for example, two storey side extension. About the application	DETACHED GARAGE FOR 1 CAR PLUS SMALL WORKING AREA AT REAR
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	PLEASE SEE ATTACHED PHOTO - COMPTON CONCRETE/PEBBLE DASH + BRICK FRONT
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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

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

Certificate A

I certify that

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

Carol Davies 21.4.00

Certificate B

I certify that

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

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

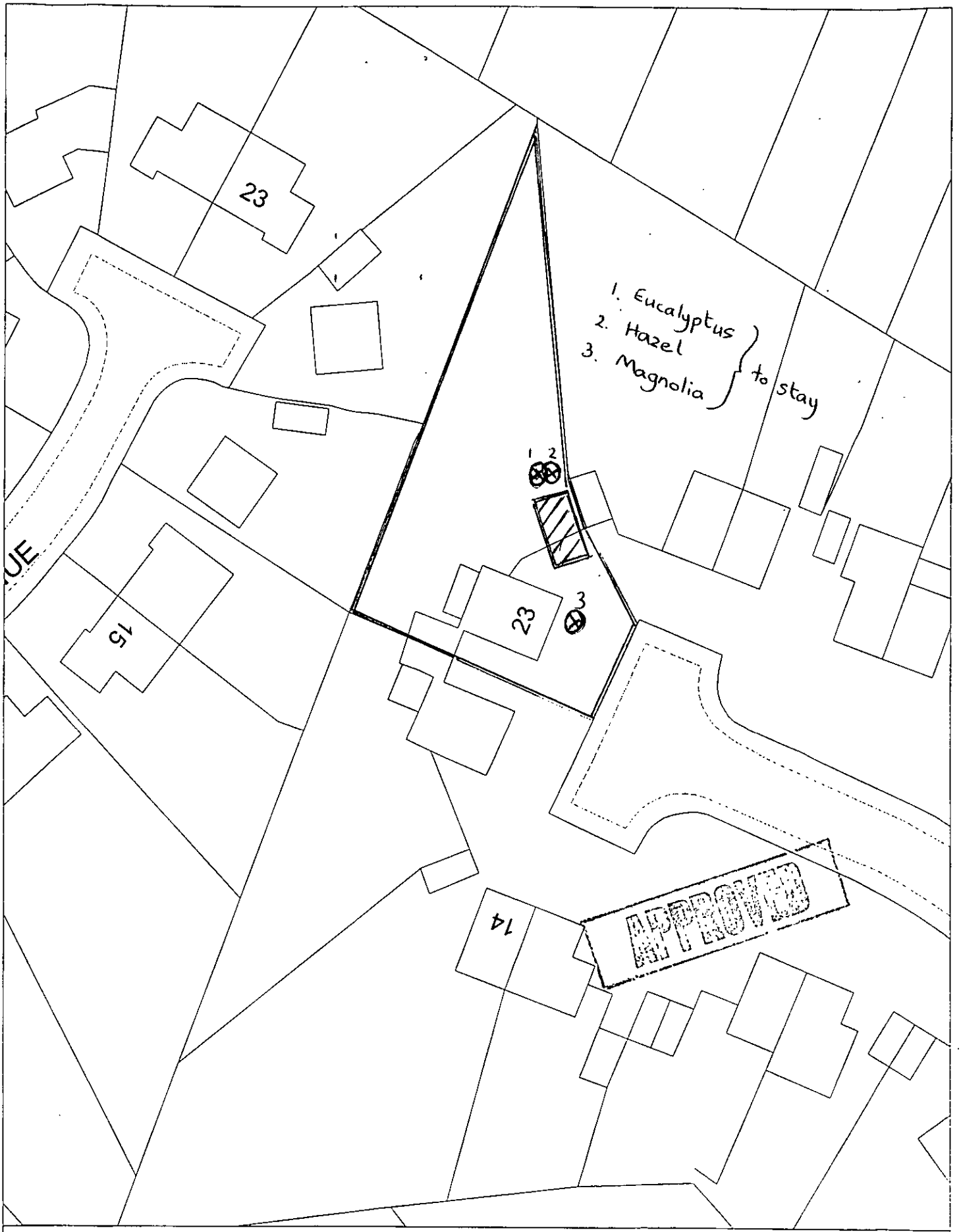
None of the land forms part of an agricultural holding.

Your signature: Carol Davies

on behalf of

Date 21.4.00

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



Site Plan, Scale: 1 to 500

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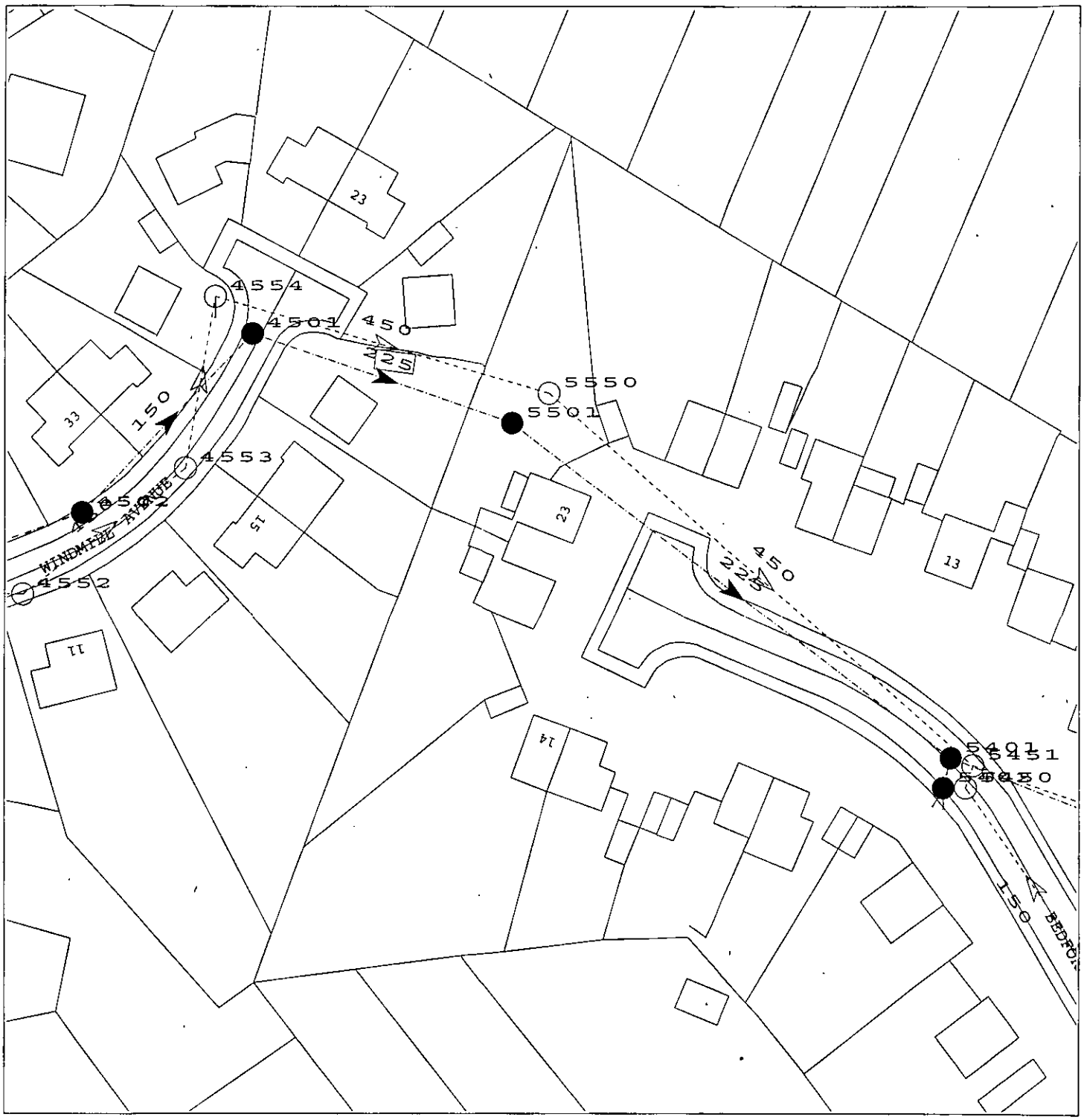
Date: 19 April 2000

22.MAY2000* 1512

DRAIN LAYOUT

23 BEDFORD GDNS, WOK'HAM.



SW.

Foul



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Development Control Section, Environmental Services, Wokingham District Council.
8 May 2000

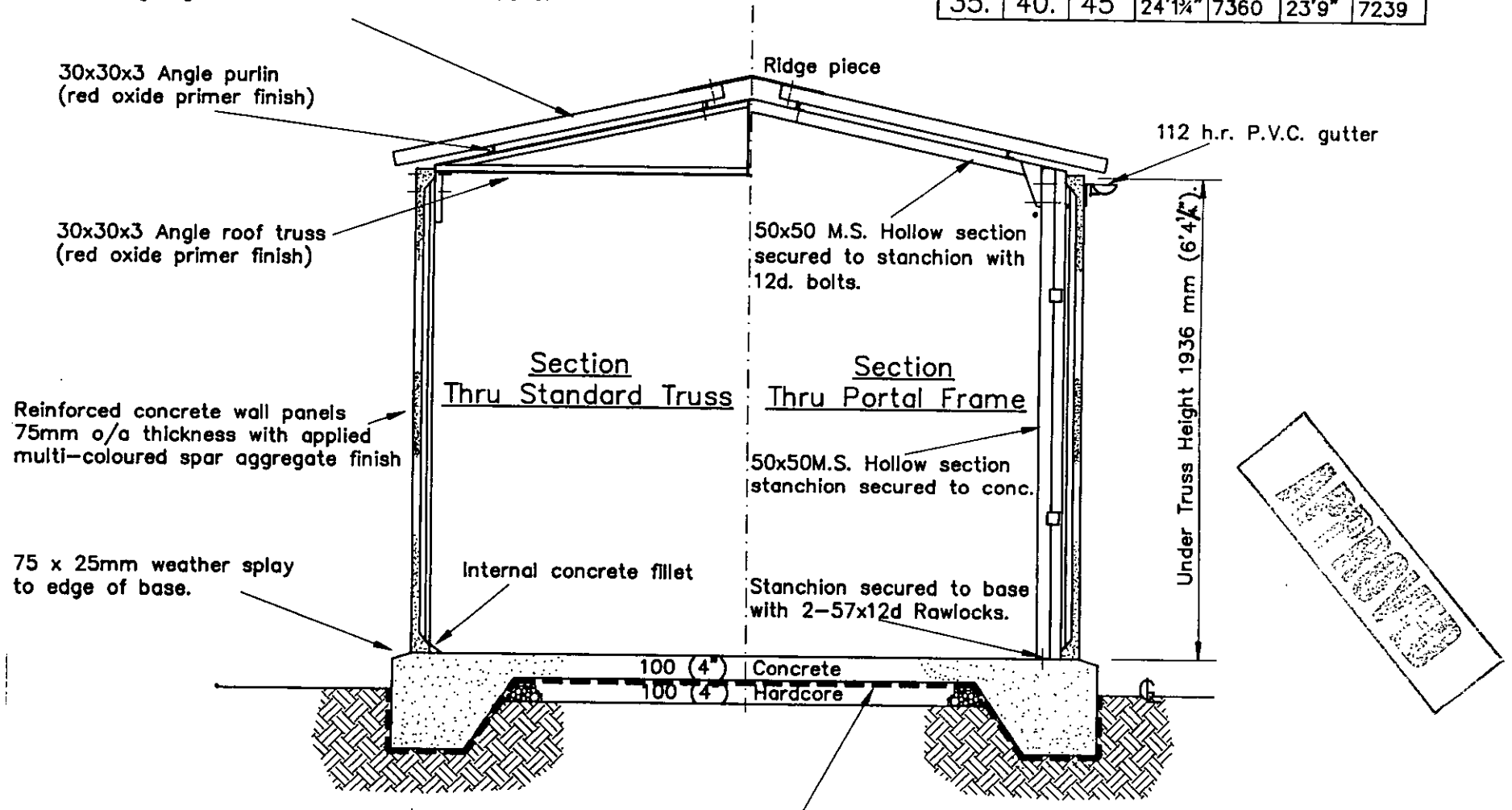
Scale: 1 : 1250

N
W E
S

Spar Apex Garage

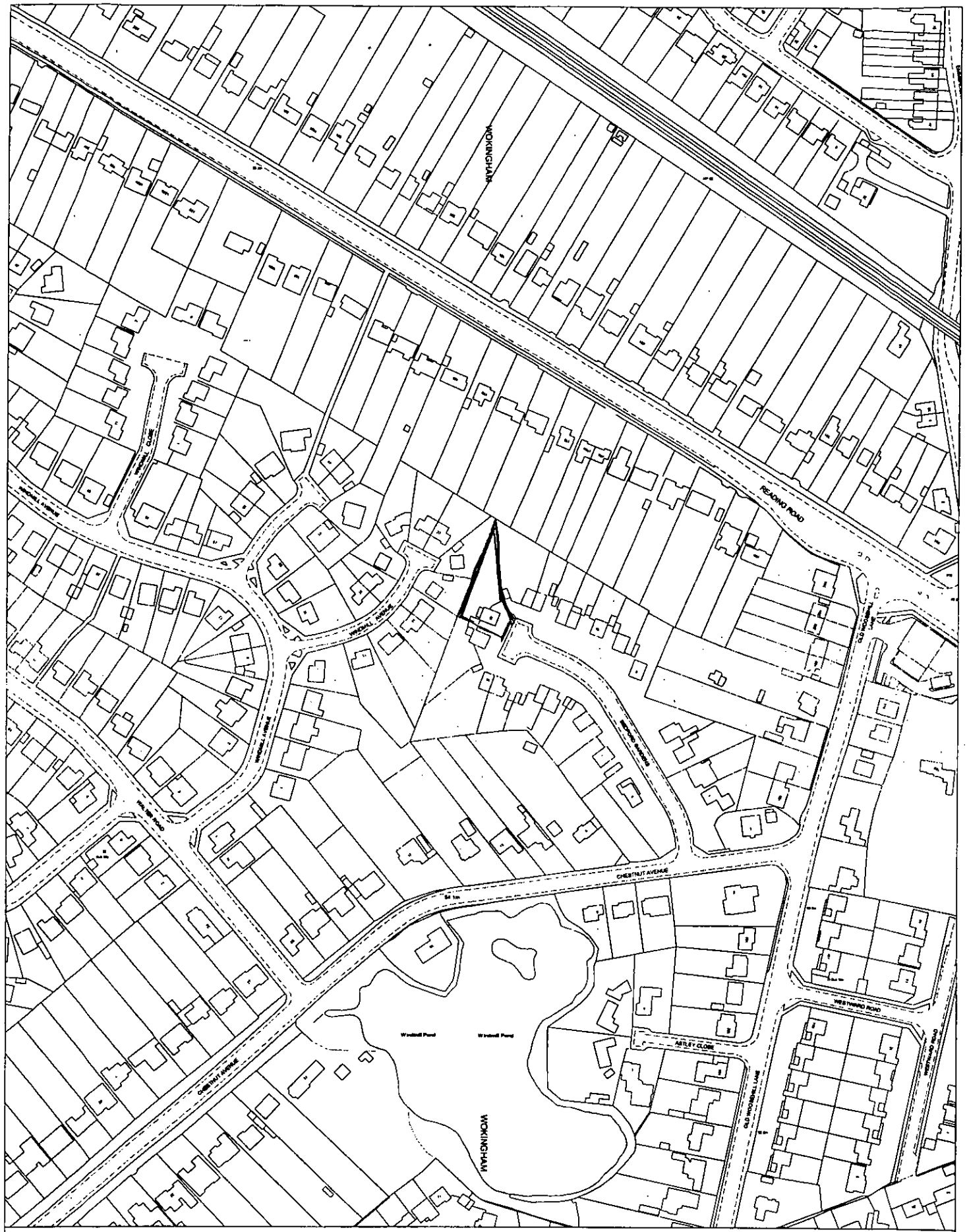
SPAN. Model No. 9ft	10ft	11ft	LENGTH. Ext. A. Imp.	Met.	Int B. Imp.	Met.
31.	36.	41	16'1¼"	4921	15'9"	4801
32.	37.	42	18'1¼"	5531	17'9"	5410
33.	38.	43	20'1¼"	6140	19'9"	6020
34.	39.	44	22'1¼"	6750	21'9"	6629
35.	40.	45	24'1¼"	7360	23'9"	7239

Fibre cement corrugated roof sheets
Fire exposure BS476.Part 3.1958. AA.
Surface spread of flame BS476.Part 7.1987. Class D1.
Fire propagation BS476.Part 6.1989. (I=0.4, I_1 =0.1).
Building regulations classification is CLASS 0.



NOTE: Depth and width of perimeter concrete to suit site conditions, and/or Local Authority approval.

22.MAY2000* 1512



Site Plan, Scale: 1 to 2500

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Date: 19 April 2000

N
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1512