SYSTEMS LTD

APPLICATION NO:
F/2000/1448

LOCATION:
9 Pages Croft, Wokingham.

APPLICANT:
Mr Mrs Jeffery C/O W M Graham Associates

PROPOSAL:
Proposed two storey side extension to dwelling with new dormer window to front and single storey front extension

EARLIEST DATE FOR DECISION: **12/06/2000**

APPLICATION EXPIRY DATE: **03/07/2000**

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Jeffery
C/O W M Graham Associates
1 Rectory Road
Wokingham
Berkshire
RG40 1DJ

Application Number: F/2000/1448

Parish: **WOKINGHAM**

Location: **9, Pages Croft, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling with new dormer window to front and single storey front extension**

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

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

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking and garaging 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
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 windows or similar openings shall be constructed in the first floor level or above in the side elevation facing Mertonford.

Condition
5. The en-suite window in the front elevation of the proposed development shall not at any time be glazed other than with obscure glass.

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

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

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

John Mitchell
Development Control Manager
Date: 28/06/2000

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.

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1448

Applicant : Mr Mrs Jeffery C/O W M Graham Associates.

Location : 9, Pages Croft, , Wokingham.
Proposal : Proposed two storey side extension to dwelling with new dormer window to front and single storey front extension

Site Notice Displayed ? :

YES	NO	DATE
✓		30/5

Date of Neighbour Notifications : .....

Date of Site Visit : .....30/5.....

Date Registered : 08/05/2000

Earliest Date for Decision : 12/06/2000

Latest Consultation Date/Site Notice Expiry Date : 12/06/2000

Application Expiry Date: 03/07/2000

Consultation Responses :

WOK TC: 14/6 - no objections
Highways: 30/5 - conditions
Neighbours/SN - none received

Planning Issues : (cont'd sent)

See committee report.

Application Number: F/2000/1448

Appraisal :

See committee report.

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

see committee report.

Application Number F/2000/1448
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 9 Pages Croft
Wokingham.

APPLICATION NUMBER: F/2000/1448

OFFICER: Natalie Brown

DATE OF SITE VISIT: 20/5/...

1 SITE/STATUTORY NOTICE DISPLAYED ? yes- shake in f. garden

2. DESCRIPTION OF SURROUNDINGS
Residential in private road.
↳ large/detached.

3. DESCRIPTION OF SITE/BUILDING
Detached - currently 2x 1st floor windows in side elev (none proposed on 1st floor)
existing flat roof garage to be removed - currently 1.5m (app) from boundary
Existing conservatory
front - Existing dormer (pitched not flat roof) - proposed will mirror the existing.
NB: will come out further at front than existing.

4. RELATIONSHIP TO ADJOINING PROPERTIES
detached - Metonford set well away from boundary.
- Nº 10 close to boundary (Nº 9 also close to this boundary)
↳ set back from front of Nº 9.

5. SITE CONSTRAINTS

TREES 1 x large conifer/spruce in garden -

ACCESS/PARKING will still have garage plus parking in front of house -

LEVELS —

BOUNDARY TREATMENT 1m (app) fencing with Metonford.
1.8m fencing on rear & other side boundary.

OTHERS

NB: proposed each will keep rear building flush with main bldg

Received by Wokingham District Council

Application No: F/2000/1448

Proposal:
Proposed two storey side extension to dwelling with new dormer window to front and single storey front extension

Location:
9, Pages Croft, , 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 12/06/2000. 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

19 May 2000

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1468	AB
BUILDING CONTROL NUMBER	FP 2000/0946	Howard
~~APPLICANT~~/AGENT	W H Graham Assoc.	
ADDRESS OF SITE	9. Pages Croft WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	2 storey side ext new dormer to front + S/S front ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	2286-03A + 04A	2286-03 + 04
FLOOR PLANS	— " —	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	28/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	3/8/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 28 JUNE 2000 FROM 7.00 PM TO 10.10 PM

Present: Mrs.D C Beatty, Mr.M J Bryant, Mr S R Conway, Mrs.A N M C Drake, Mr T P Dredge, Mr J L Earnshaw, Mrs J A Lissaman, Mrs M A Long, Mr K A Malvern, Mrs M Robertson and Fiona Rolls.

Also present under Standing Order 39: Mr F D Browne, Mr G Cowan, Simon Etheridge, Mr C E Lawley, Mr A Miller, Mr N D Rose and Mrs E L M Siggery,

40. CHAIRMAN

RESOLVED: That Mr S.R.Conway be elected Chairman for the meeting.

41. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

42. MINUTES

The Minutes of the meeting of the Committee held on 7 June 2000 were confirmed as a correct record and signed by the Chairman.

43. APOLOGIES FOR ABSENCE

An apology for absence was submitted from Mr.A J Ross.

57. APPLICATION NO 2000/1448 PROPOSED TWO STOREY SIDE EXTENSION WITH NEW FRONT DORMER AND SINGLE STOREY FRONT EXTENSION, 9 PAGES CROFT, WOKINGHAM, FOR MR & MRS JEFFERY

The Committee considered a report about this application set out on Agenda pages 484 to 491.

RESOLVED: That Application No.2000/1448 be approved, subject to the conditions set out in the Agenda.

Application No F/2000/1448 | **Received** 08/05/2000 | **Wokingham**

Applicant: Mr and Mrs Jeffery
Location : 9 Pages Croft, Wokingham
Proposal : Two storey side extension with new front dormer and single storey front extension

1. **Planning History**
The site is located in a private road located off of Easthampstead Road, within the identified settlement of Wokingham. There is no relevant planning history.

This application is before the planning committee as the proposed development is on a property owned by an employee of Wokingham District Council.

2. **Proposal**
The proposal is for a single storey front extension forming an extension to the exiting dining room and garage (part of the existing garage will be converted to a utility room), and a first floor side extension above the garage forming a fourth bedroom with en-suite bathroom.

3. **Consultations** -
- ***Wokingham Town Council*** – No objections
- ***Highways*** – No objections subject to conditions
- ***Neighbours/Letters*** – None received

APPROVED

4. **Appraisal** – The main considerations are:

A. Impact upon neighbouring properties
South East Area Local Plan policies SBE1 and SBE2
Wokingham District Local Plan policies WOS3 and WBE1
B. Impact upon the street scene
South East Area Local Plan policies SBE1 and SBE2
Wokingham District Local Plan policies WOS3 and WBE1
C. Impact upon highway safety

A. Impact upon neighbouring properties
The proposed development would see an increase in the overall width of the garage, bringing the dwelling to within 1m (at the closest point) of the boundary with Mertonford – currently the dwelling is 1.3m away (at the closest point).

The first floor element of the proposal would be the same width as the proposed garage (3.5m) and would be the same depth as the existing first floor part of the main house (8.4m). There will be a dormer in the front elevation of the proposed first floor extension which would match the existing dormer on the main dwelling. The eaves and ridge height would match that of the main house (Eaves: 4.9m at rear and 3.8m at front; ridge: 7.2m). There are windows proposed in the side elevation facing Mertonford.

At present, the existing garage extends 1.2m beyond the rear building line of the main house, the proposal would result in the rear building line being flush with the main building line, i.e. no protrusion into the rear garden.

The front extension would increase the projection from 1.9m to 3.2m in front of the forward building line. This part of the extension would have a mono-pitched roof 2.2m to eaves and 3.4m to the ridge.

9 Pages Croft is set back approximately 15m from the road and is some 17m from Mertonford (at the nearest point). There is a 1m fence with Mertonford and a 1.8m fence at the rear of the rear garden and with 11 Pages Croft.

Due to the distance that the property is set away from neighbouring properties, it is considered that there would be no detrimental impacts by overlooking, overshadowing and through its being overbearing. There is therefore no conflict with development plan policies in terms of impact upon neighbouring properties.

B. Impact upon the street scene
The proposed first floor extension would match the existing first floor element of the main house in terms of style and design, and materials will match existing. It is therefore considered that there would be no detrimental impact to the street scene and therefore no conflict with development plan policies.

C. Impact upon highway safety
The proposed development would increase the number of bedrooms from 3 to 4. In order to satisfy the Council's parking standards, there needs to be the provision for 3 off road parking spaces. The proposed development would retain one garage space, and there would be ample room for 2 cars to be parked on the driveway. As long as the space provided for garaging and parking remain, there will be no detrimental impact upon highway safety.

5. Conclusion –
It is considered that due to the location of the dwelling, the proposed development would have no detrimental impact upon highway safety, neighbouring properties and the street scene.

6. Recommendation – GRANT planning permission subject to the following conditions:

SC01 1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

SC53 2. All new external NO2K shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

SC23 3. The area shown on the permitted drawings for vehicle parking and garaging 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.

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 windows or similar openings shall be constructed in the first floor level or above in the side elevation facing Mertonford.

5. The en-suite window in the front elevation of the proposed development shall not at any time be glazed other than with obscure glass.

REASONS

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

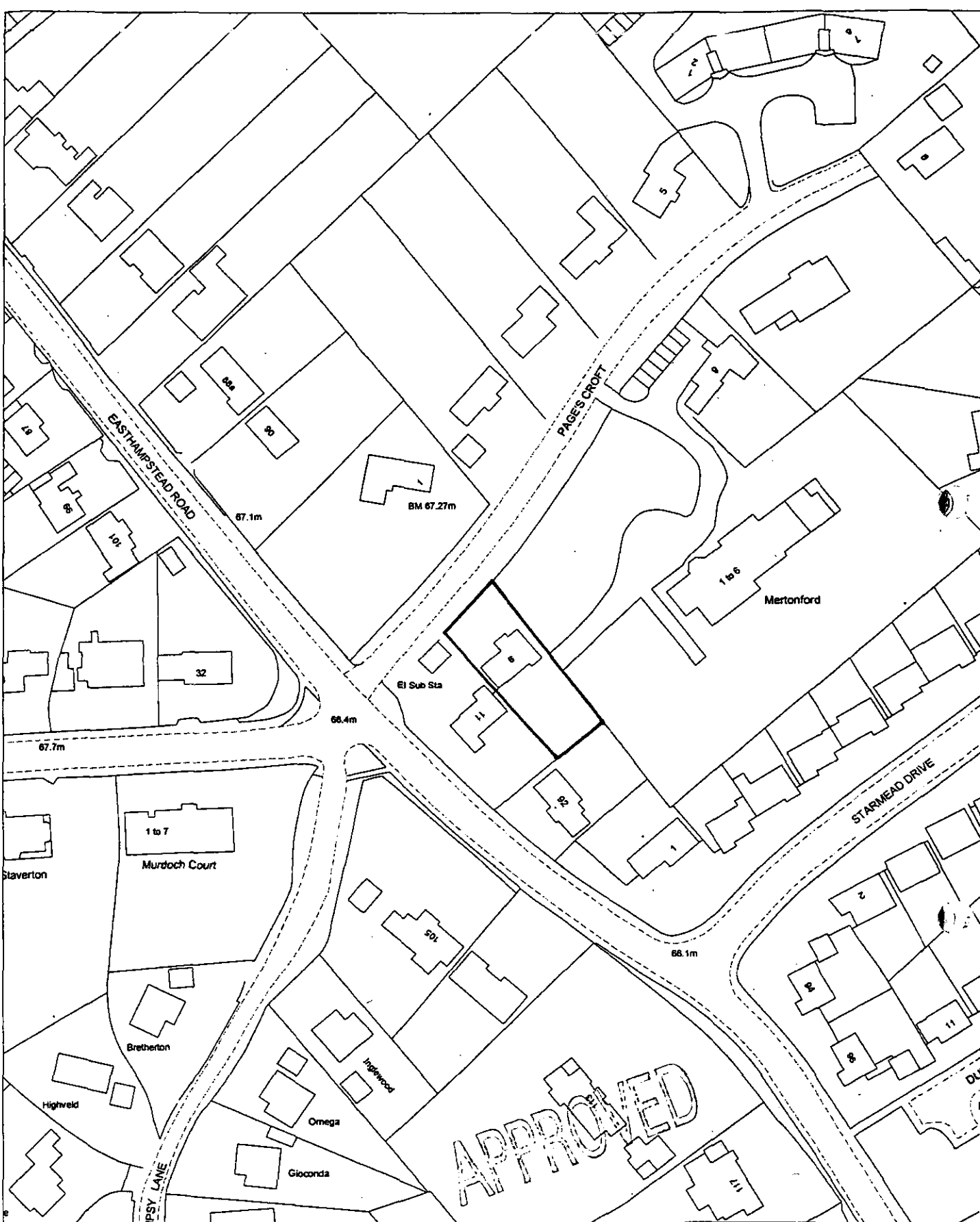
2. To ensure a satisfactory external appearance.

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

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

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

Natalie Brown



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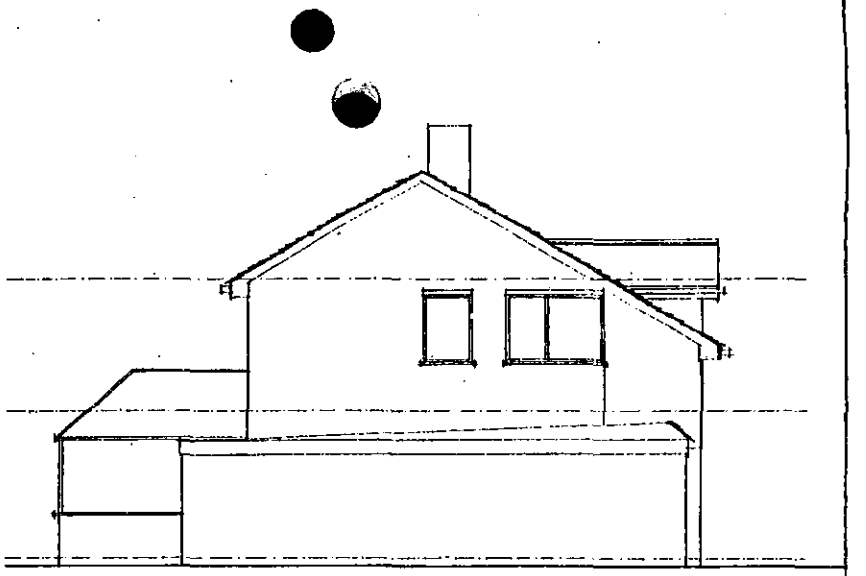
Development Control Section, Environmental Services, Wokingham District Council.
28 June 2000 Scale: 1 : 1250

without the written consent of the ARCHITECTS



FRONT



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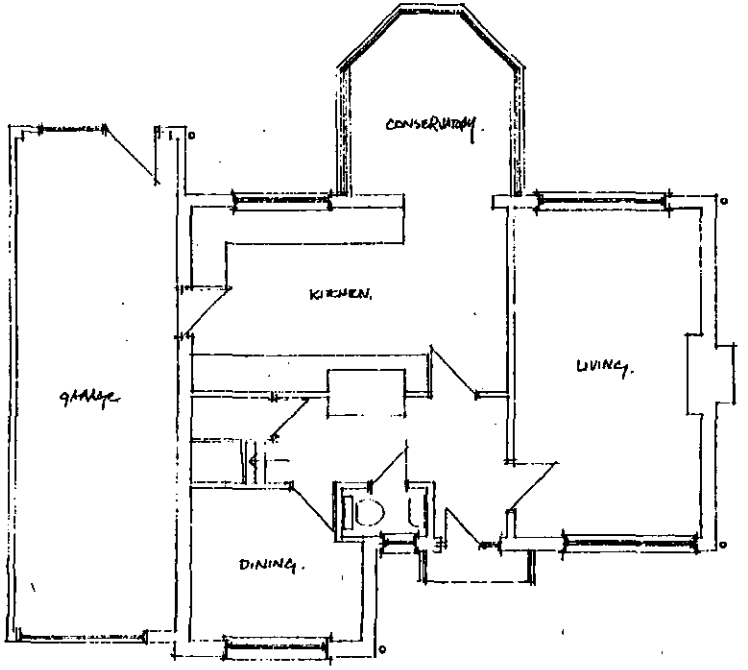

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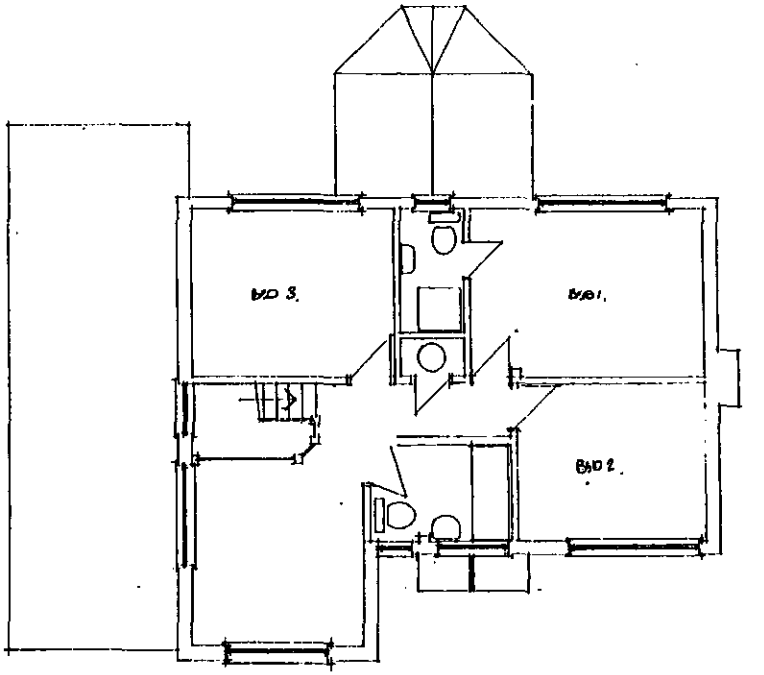


FIRST

488

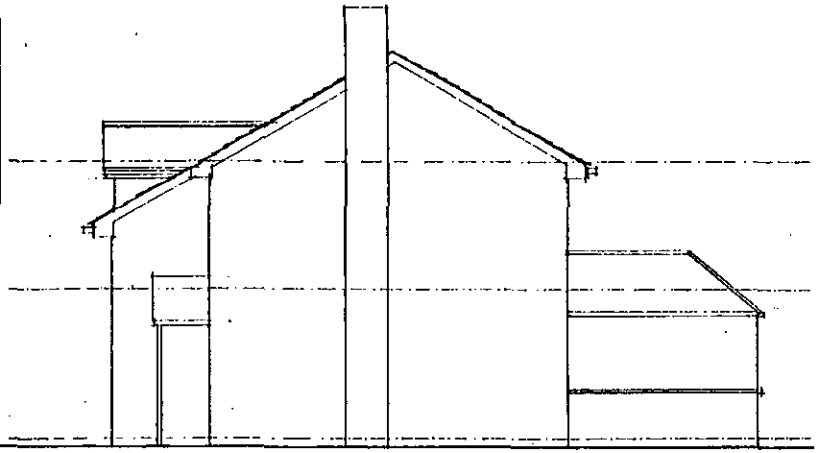
W. M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS
1 Rectory Road
Wokingham
Berkshire, RG40 1DJ
Tel: 0118 9770464
Fax: 0118 9770483

Job
9 PAGES CROFT
WOKINGHAM

Title
EXISTING PLANS
& ELEVATIONS

Scale 1:50	Date MAR. 2000	Drawn By
Job No. 2286	Drawing No. 01	Revision

without the written consent of the Architect



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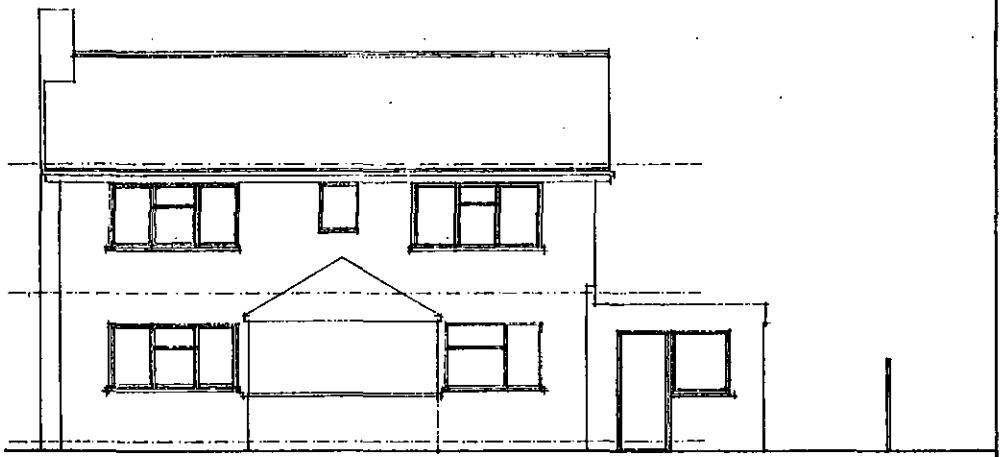

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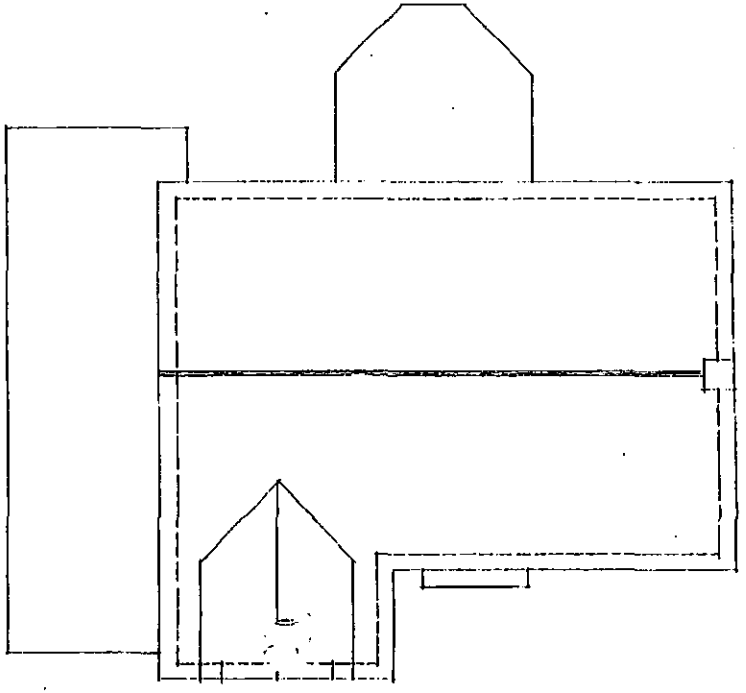


W. M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS
1 Rectory Road
Wokingham
Berkshire, RG40 1EX
Tel. 0118 977046
Fax: 0118 977018

Job
9 PAGES CROFT
WOKINGHAM

Title
EXISTING ELEVATION & ROOF

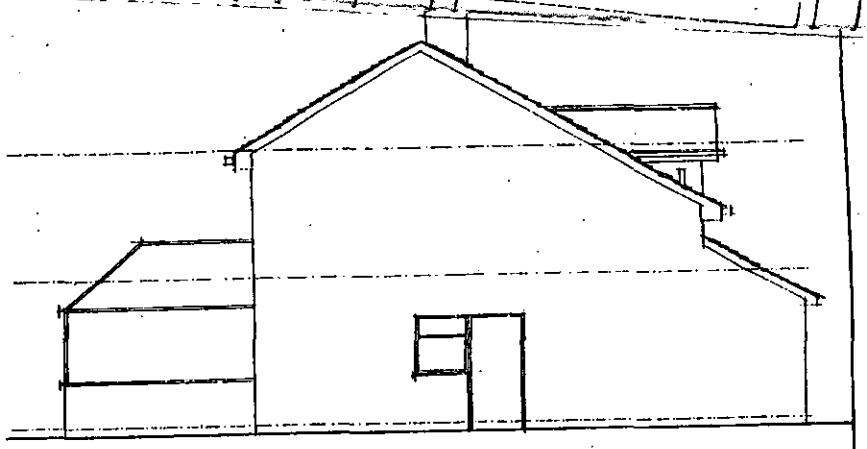
Scale	Date	Drawn By
1:50	MAY 2000	

W. M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS
1 Rectory Road,
Wokingham,
Berkshire, RG40 1LU.
Tel: 0118 9770454
Fax: 0118 9770433

Job
9 PAGES CROFT
WOKINGHAM



FRONT



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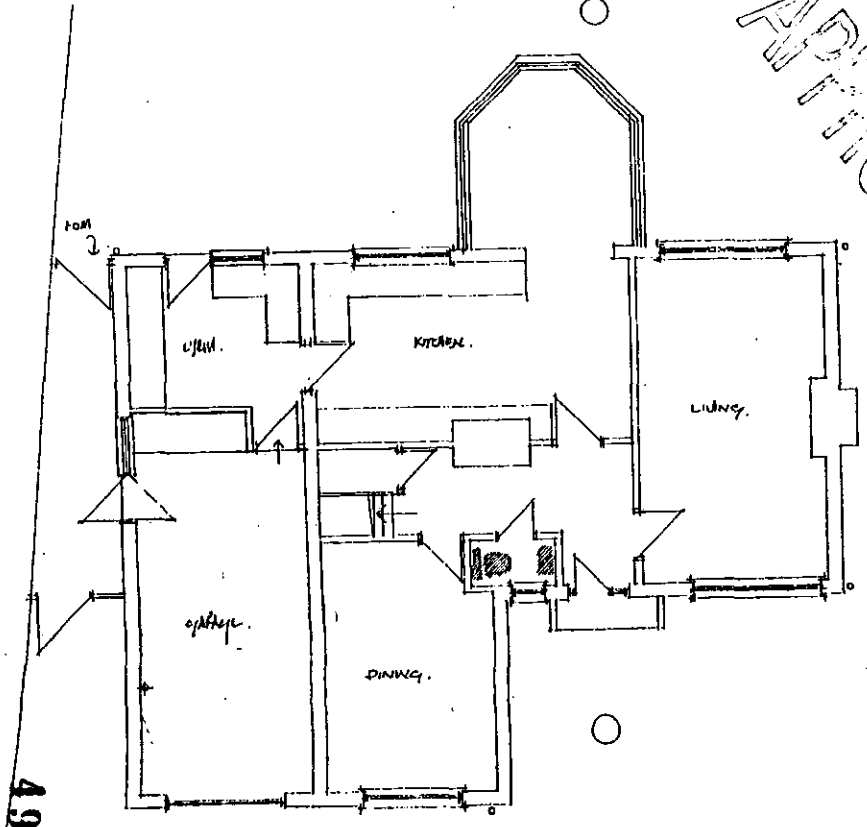
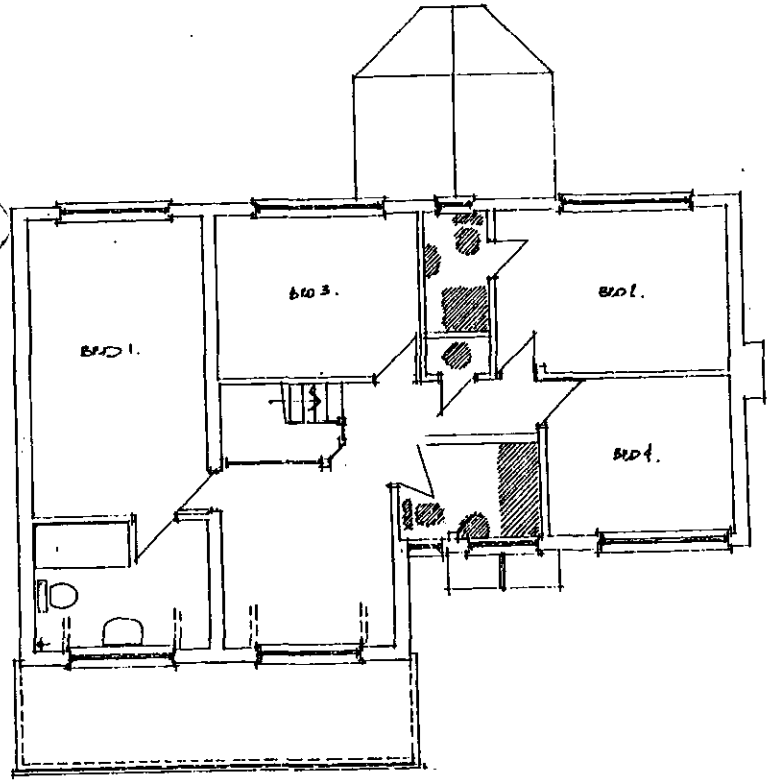
APPROVED



GROUND

north



FIRST

W. M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS
1 Rectory Road,
Wokingham,
Berkshire, RG40 1LU.
Tel: 0118 9770454
Fax: 0118 9770433

Job
9 PAGES CROFT
WOKINGHAM

Title
PROPOSED PLANS
& ELEVATIONS

Scale	Date	Drawn By
1:50.		
Job No.	Drawing No.	Revision
2286	03	

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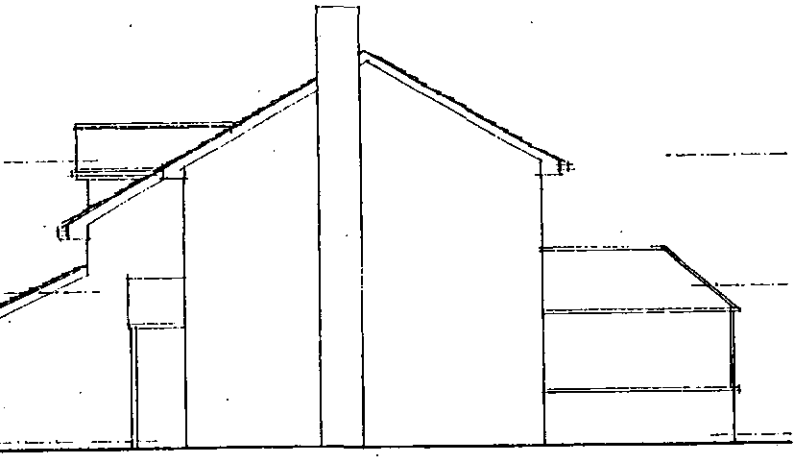

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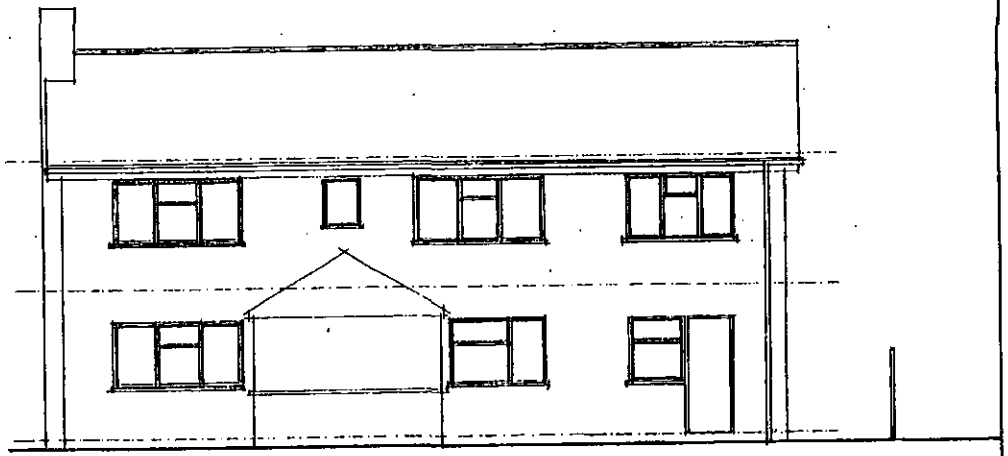

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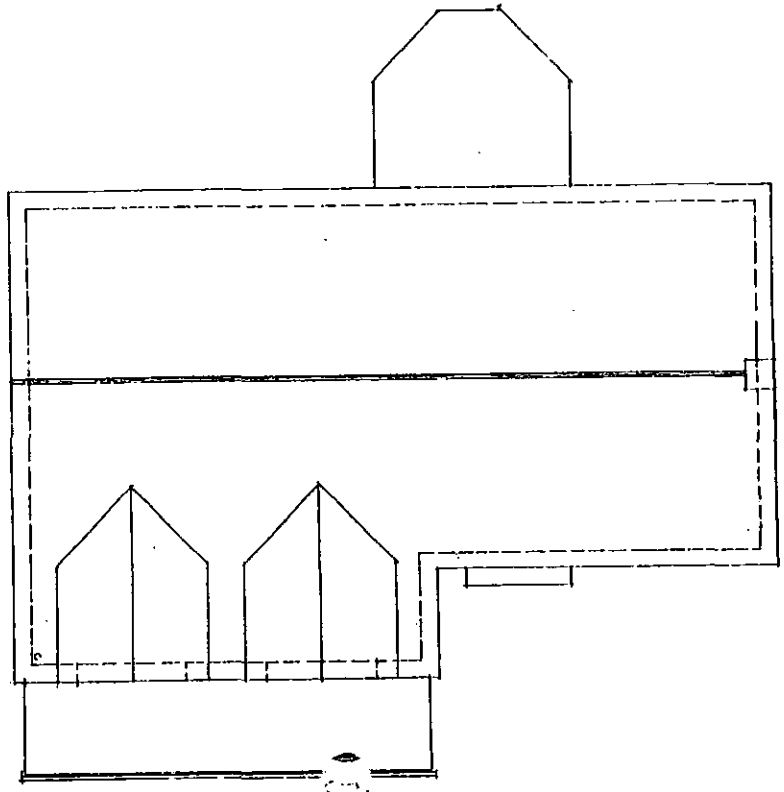


ROOF

CR/[illegible] 1448

W. M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS
1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ.
Tel: 0118 9770464
Fax: 0118 9770482

Job
9 PAGES CROFT
WOKINGHAM

Title
PROPOSED ELEVATIONS
& ROOF

Scale 1:50	Date May 2000	Drawn By
Job No.	Drawing No.	Revision

491

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 15 MAY 2000	Map No. 15B Site 0.06
Officer: NAB Application No. F/2000/1448	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING WITH NEW DORMAR WINDOW TO FRONT, AND SINGLE STOREY FRONT EXTENSION

Location: 9 PAGES CROFT

Parish: WOKINGHAM Ward: Wescott 19.5.2000

Applicant: Mr/Mrs JEFFERY

Fee Received 95-00 (13) 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	NO HISTORY		
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 : 19.5.2000 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: S/N + 1, + 11 Pages Croft

1-6 Merton Ford, Pages Croft ✓

92 Easthampstead Road,

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

COPIES TO: ACK: FILE:

Case officer: Natalie Brown

Application Number: F/2000/1448

Proposal: Proposed two storey side extension to dwelling, with new dormer window to front and single storey front extension.

Site Address: 9 Pages Croft, Wokingham.

Applicant: Mr & Mrs Jeffery C/O W M Graham Associates

Your observations are required in respect of this application by **12/06/2000**

No objection

SIGNED: _____ **DATE:** 12/06//00

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 19 May 2000

Application Number: F/2000/1448

Proposal: Proposed two storey side extension to dwelling with new dormer window to front and single storey front extension

Parish: WOKINGHAM TOWN

Site Address:
9, Pages Croft, , Wokingham.

Applicant:
Mr Mrs Jeffery C/O W M Graham Associates.

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).

SR: 06

Signed: Knowles. **Print name:** Stephanie Knowles.

26/05/00.

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2286/wmg/cm

4 May 2000

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

Dear Sir

9 PAGES CROFT WOKINGHAM RG40 2HN

With reference to a planning application for Mr and Mrs P Jeffery for the above property we wish to confirm that Mrs Jeffery works for Wokingham District Council in the social services department

Yours faithfully

W M Graham

Recd 3.6pM 5.5.00

08 MAY 2000 1448

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2286/wmg/cm

5 May 2000

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

Dear Sir

9 PAGES CROFT WOKINGHAM RG40 2HN

Please find enclosed a completed Town Planning application for the above property comprising the following:-

a) Householder Planning Application including Certificate A
b) Fee note for £95.00 (cheque included)
c) OS extracts
d) Dwgs. Nos. 2286 - 01 to 04 inc.
e) Letter confirming WDC employee status of Mrs Jeffery

We trust that you find all in order but should you require any further details please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

Environmental Services

For office use only.
Application number: 08.MAY2006 1448

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	MR & MRS P JEFFERY
	Address and postcode	9 PAGES CROFT WOKINGHAM BERKSHIRE RG40 2HN
	Phone number	0118 978 1344
	Agent's Name	W M GRAHAM ASSOCIATES
	Address and postcode	1 RECTORY ROAD WOKINGHAM BERKSHIRE RG40 1DJ
	Phone number	0118 977 0464
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.	9 PAGES CROFT WOKINGHAM RG40 2HN
4	Give brief details of the proposal for example, two storey side extension. About the application	Demolish garage & build two storey side extension to form en suite bedrm garge & utiltiy rm. Increase size of dining room.
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 ☐ Non affected
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TO MATCH EXISTING
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: 3	Proposed: 4
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	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.	£95.00	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

~~**Certificate B**~~

I certify that

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

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

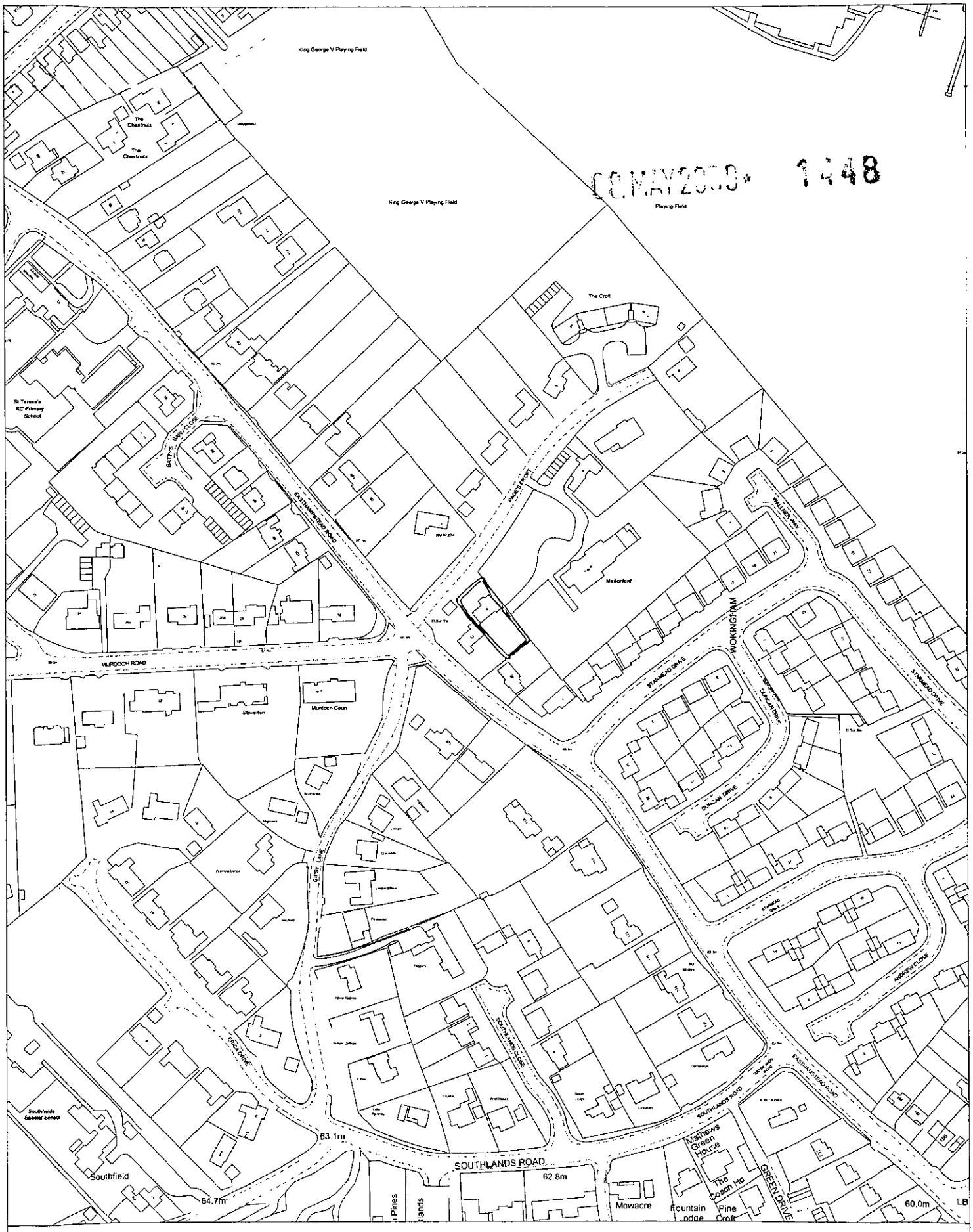
~~None of the land forms part of an agricultural holding.~~

Your signature: W M Graham Associates

on behalf of MR & MRS P JEFFERY

Date 2 May 2000

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



Site Plan, Scale: 1 to 2500

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Date: 31 March 2000

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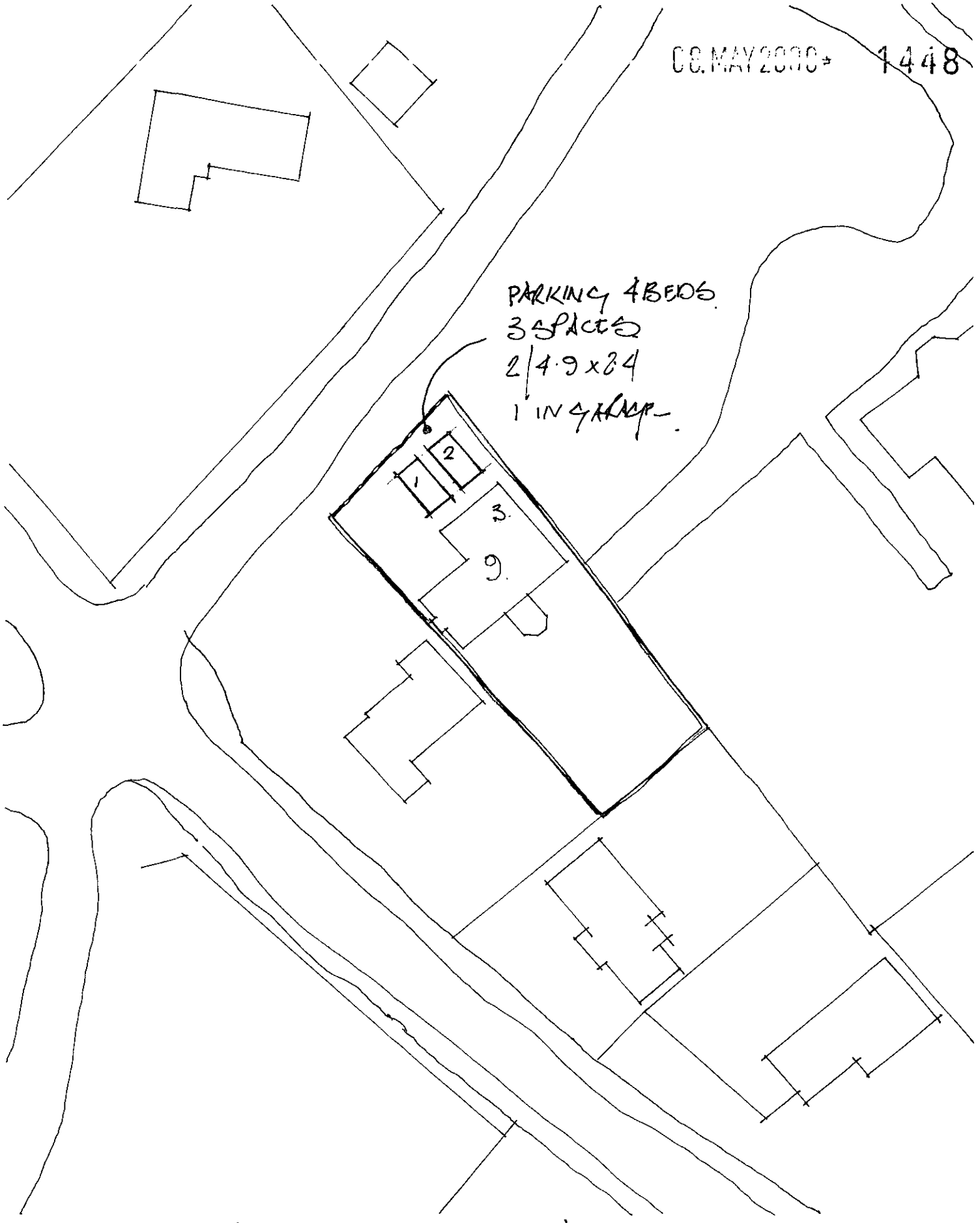
08 MAY 2020 1448



PROPOSED SITE PLAN SCALE 1:500
& PARKING.

APPROVED