30/1.

APPLICATION NO:
F/2002/8190

LOCATION:
2 Diddenham Cottages Mortimer Road, Grazeley Shinfield.

APPLICANT:
Mr M Lang

PROPOSAL:
Proposed two storey side and rear extensions to dwelling.

EARLIEST DATE FOR DECISION: ~~**26/01/2003**~~

APPLICATION WILL HAVE EXPIRED ON:
07/02/2003

CASE OFFICER: **Heidi Lynch**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Lang
2 Diddenham Cottages
Mortimer Road
Grazeley
Reading
Berks
RG7 1JT

Application Number: F/2002/8190

Parish: **SHINFIELD**

Location: **2 Diddenham Cottages, Mortimer Road, Grazeley, Shinfield.**

Proposal: **Proposed two storey side and rear extensions to 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. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side walls at first floor level or above on the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. Before any works begin on site, a survey needs to be undertaken by a trained and licensed newt worker as the site lies within 120 metres of a Great Crested Newt breeding pond. A newt mitigation strategy also needs to be formulated in conjunction with English Nature. Both the assessment and mitigation strategy need to be submitted and approved in writing by the Local Planning Authority and English Nature before any works begin on site and implemented as approved.

Condition
5. The area shown on the permitted drawings for vehicle garaging and turning 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.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure survival of a legally protected species.

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

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

Berkshire Structure Plan Policies C1 and C2.
Loddon Area Local Plan Policies LTV2, LC19, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1, WCC7 and WBE1.

Informative
2. You are advised that surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
3. You are advised that roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Informative
4. You are advised that no soakaways should be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances should the water table be intersected.

T. G Watson

Trevor Watson
Development Control Manager
Date: 03/02/2003

Notice checked by: _____

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

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

For Reference

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Marc Lang
2 Diddenham Cottages
Mortimer Road
SHINFIELD
Berkshire

Application No : 97/65650/F

Parish : SHINFIELD PARISH

Proposal : PROPOSED TWO STOREY SIDE AND REAR EXTENSIONS TO DWELLING

Location : 2 DIDDENHAM COTTAGES, MORTIMER ROAD, SHINFIELD

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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(S) :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

02
All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

03
The area shown on the permitted drawings for vehicle garaging and turning 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.

REASON(S) :

01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

02
To ensure a satisfactory external appearance.

03
Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Date 8 August 1997

C.E. Plummer
Head of Development Control

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

Application Number97/65650/F

Appraisal :

The site is within the rural area and is part of a group of dwellings most of which have had similar extns. Do not consider that the proposal will significantly alter the character of the locality or have an adverse impact on adj. residents.

Recomendation : GRANT.

Application Number: F/2002/8190

Appraisal:
The proposed development is a two-storey side and rear extension to a semi-detached, two-storey dwelling to form a garage and to extend the house. The property is located in Grazeley, which is in the countryside.

There have been several previous planning applications approved on the site. Application no.26255 gave permission for a two-storey side/rear extension that was smaller than that now proposed due to not including a garage. Application no. 97/65650/F gave approval for a two-storey side and rear extension to the dwelling. The extensions approved under this application are basically identical to the current application with the exception of an increase in length to the side extension. The previously approved plans gave the length of the two-storey side extension to be 4.95 and the current application extends this to 5.9m (an additional metre). The applicant has stated that this was necessary to allow vehicles to fit within the garage.

The extensions proposed are large in size and are two-storeyed. The two-storey side extension will be set back 1.0m from the front flank wall of the existing house. It will extend 8.5m from the side flank wall of the existing house and will be 5.9m in length. It will incorporate a garage and a hallway at ground floor level, and a bedroom, bathroom and landing area at first floor level. The roof above the existing house will extend across the proposed side extension, so will be to the same height. There will be two dormer windows on the rear roof slope at first floor level. The two-storey rear extension will be 6.5m in width across the rear of the house and will be 3.3m in depth, but also includes a bay-type window. It will incorporate a lounge at ground floor level and a bedroom at first floor level. The roof above the rear extension will be to the same height as the existing roof and will be pitched.

1. Impact upon neighbouring properties
The proposed extensions will have no further impact on the residential amenities of the neighbouring property owners than the extension already approved (97/65650/F). The adjoining dwelling, no.1 Diddenham Cottages will not be affected by the side extension. No.1 has three windows on the rear elevation, two of which are too habitable rooms. The proposed two-storey rear extension will be at least 5.3m from these windows and will therefore not result in a daylight infringement. There are no windows on the side elevation facing towards no.1 resulting in no loss of privacy. The rear extension is the same depth as that previously approved, resulting in no overbearing issues to no.1.

The adjacent property no. 3 Diddenham Cottages is located at least 7m from the side boundary with the application site. This distance is considered adequate distance to have no amenity affects on no.3. There is also a garage with a high pitched roof between the dwelling on no.3 and the side boundary, which helps to screen the development.

It is therefore considered that there would be no significant detrimental impacts on residential amenity arising from this development.

2. Impact upon the surrounding environment
The property is located in the countryside. Development here is strictly controlled and is only allowed in exceptional circumstances. Generally the aim is to ensure that any extension does not impact on the surrounding countryside or significantly increase the scale of built development on the site. The cumulative effective of all extensions on an original building must be taken into account when considering the effects on the surrounding environment. Any extensions should normally be subordinate to the existing dwelling and be designed to blend in with it.

The existing house has already obtained planning permission for extensions in the past, very similar to that now proposed. These have not been carried out. The existing house therefore

has an original floor area of 88.39sqm. The proposed extension will result in a dwelling with 243.57sqm in floor area. This is a 175% floor area increase over the original dwelling, which would normally be considered to be excessive. However this application has special circumstances in that an application has already been approved for a very similar extension. The current application extends the house further than that already approved due to the garage not being long enough for vehicles. It is therefore considered that approval of this application will not impact on the countryside area any further than the previously approved application. Due to the special circumstances of this application, it is considered that the proposals are acceptable.

The extensions match the existing design of the house and can be conditioned to be built in similar materials.

There is a great crested newt breeding pond within 120m of the site. A survey of the land to be developed will therefore need to be undertaken prior to development beginning to ensure any newts are adequately protected. This can be conditioned.

Recommendation: Approval: ✓ **Refusal:**

Application: F/2002/8190

No	Std Con	Std Reas	Conditions for approval
1.	C001	R001	Time limit
2.	C014	R014	Materials
~~3.~~	~~C040~~	~~R040~~	~~Removal of PD rights~~
~~4~~ 3.	C044	R044	Insert – side walls at first floor level or above on the extension
4			Before any works begin on site, a survey needs to be undertaken by a trained and licensed newt worker as the site lies within 120m of a Great Crested Newt breeding pond. A newt mitigation strategy also needs to be formulated in conjunction with English Nature. Both the assessment and mitigation strategy need to be submitted and approved in writing by the Local Planning Authority and English Nature before any works begin on site and implemented as approved. Reason: To ensure survival of a legally protected species.
5	same as condition 3 on 97/65650/F		

Informatives for Approval:	
1.	N16
2.	You are advised that surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.
3.	You are advised that roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.
4.	You are advised that no soakaways should be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances should the water table be intersected.

Policies
Wokingham District Plan as modified: WOS3, WCC1, WCC7, WBE1
Loddon Area Local Plan: LTV2, LC19, LBE1, LBE2
Berkshire Structure Plan: C1, C2

Signed: • pp. J.S. Andrewartha Date: 3/02/03

Copy of decision to:

WORK SHEET FOR : Heidi Lynch

Application Number : F/2002/8190

Applicant : Mr M Lang .

Location : 2 Diddenham Cottages, Mortimer Road, Grazeley, Shinfield.

Proposal : Proposed two storey side and rear extensions to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	✓	6/01/03

Date of Neighbour Notifications : .....

Date of Site Visit : 6/01/03

Date Registered : 13/12/2002

Earliest Date for Decision : 26/01/2003

Latest Consultation Date/Site Notice Expiry Date : 26/01/2003

This application will have expired on: 07/02/2003. 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 :

Countryside – (newts) - need survey

Planning Issues :

Local Plan : Area sporadic developmt
Rural Area

Countryside

Loddon Plan

RECORD OF SITE VISIT

SITE ADDRESS: 2 Diddenham Cottages Mortimer Road Grazeley Shinfield.

APPLICATION NUMBER: F/2002/8190

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 6/01/03

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS
Countryside to rear & in small village. open boundary between cottages.

3. DESCRIPTION OF SITE/BUILDING
2 sty house semi detached. Heaps of cars in front yard + makeshift carport & garage, along side boundary.



4. RELATIONSHIP TO ADJOINING PROPERTIES
To rest - 2 sty house with garage along side boundary with high pitched roof. Other cottage has kitchen window ground floor bedroom window above

5. SITE CONSTRAINTS

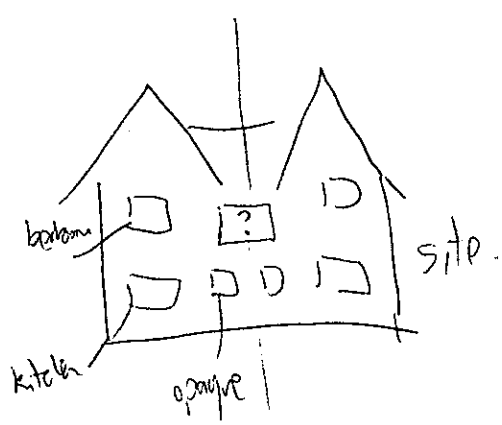
TREES NA

ACCESS/PARKING in front yard

LEVELS level

BOUNDARY TREATMENT

OTHERS



pond at back of cottages also utility shed with high pitched roof on both



Heidi Lynch

From: Andy Glencross
Sent: 08 January 2003 11:15
To: Heidi Lynch
Subject: PA F/2002/8190 1Diddenham Cottages Mortimer Rd Grazeley

Hi Heidi

The site lies within 120metres of a great crested newt breeding pond.

Consequently we must take the following approach :-

(1) The applicant needs to submit an appropriate assessment of the site and if great crested newts are present a newt mitigation scheme with their application.

(2) This mitigation scheme needs to be formulated in consultation with English Nature and if possible agreed by them.

(3) Planning permission can then be given with the condition that a licence may or may not be required to carry out works.

This approach means that the applicant is likely to get the DEFRA licence (if they require one) as they already have the agreement of English Nature who are the statutory consultee on these matters for the DEFRA. It also protects the authority from any liability from giving a planning permission that cannot be implemented.

Planning permission must not be given prior to the mitigation scheme being agreed with English Nature (EN). This cannot be attached as a condition of planning permission.

The above would be the ideal approach, however in this case (providing the scale of the extension is relatively small and there is no pond within the garden) it maybe possible to attach conditions to cover the appropriate assessment and any required mitigation (i.e. all foundation trenches covered overnight, all building materials stored at front of property, all works to be completed between March and June inclusive)The appropriate assessment can be carried out from about mid February onwards providing the temperatures are not too low. Give me a call if you want to chat any of the above through.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/8190
CASE OFFICER: Heidi Lynch

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Application Number: F/2002/8190

Case Officer : HL

Valid Date : 13/12/02

Map No : 85

Site Area : 0.07

Received Date: 13/12/2002

Level : Delegated Application

Description : Proposed two storey side and rear extensions to dwelling.

Location : 2 Diddenham Cottages, Mortimer Road, Grazeley, Shinfield.

Parish : SH Ward : SHI

Applicant : Mr M Lang .

Fee Required: £110 Fee Received: £110 (4)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

Dinton Pastures / newts

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

Ground Water Zone

Rural Area & Countryside

NEIGHBOURS

S/N & See map

No pre-app.

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

Tel: (0118) 974 6482

Date: 02 January 2003

My ref: F/2002/8190

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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/2002/8190
2 Diddenham Cottages, Mortimer Road, Grazeley, Shinfield.
Proposed two storey side and rear extensions to dwelling.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Heidi Lynch** on **(0118) 974 6482** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2002/8190**
2 Diddenham Cottages, Mortimer Road, Grazeley, Shinfield.
Proposed two storey side and rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Bryant

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

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

Tel: (0118) 974 6482

Date: 02 January 2003

My ref: F/2002/8190

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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

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2 Diddenham Cottages, Mortimer Road, Grazeley, Shinfield.
Proposed two storey side and rear extensions to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

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Proposed two storey side and rear extensions to dwelling.
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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Patman

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

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

Tel: (0118) 974 6482

Date: 02 January 2003

My ref: F/2002/8190

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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/2002/8190
2 Diddenham Cottages, Mortimer Road, Grazeley, Shinfield.
Proposed two storey side and rear extensions to dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Heidi Lynch** Application Number: **F/2002/8190**
2 Diddenham Cottages, Mortimer Road, Grazeley, Shinfield.
Proposed two storey side and rear extensions to dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Pollock

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

Received by Wokingham District Council

Application No: F/2002/8190

Proposal:
Proposed two storey side and rear extensions to dwelling.

Location:
2 Diddenham Cottages, Mortimer Road, Grazeley, Shinfield.

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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8190 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/01/2003. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

02 January 2003

Organisation_Name	Building_Name	address1	Postcode
	1 DIDDENHAM FARM COTT	1 DIDDENHAM FARM COTTAGESLAMBWOOD HILLR	RG7 1JT
	2 DIDDENHAM FARM COTT	2 DIDDENHAM FARM COTTAGESLAMBWOOD HILLR	RG7 1JT
	3 DIDDENHAM FARM COTT	3 DIDDENHAM FARM COTTAGESLAMBWOOD HILLR	RG7 1JT
	1 JUBILEE COTTAGES	1 JUBILEE COTTAGESMEREOAK LANEREADING	RG7 1JZ
		5MORTIMER ROADREADING	RG7 1LA
		6MORTIMER ROADREADING	RG7 1LA

Neighbour list F/2002/8190

Environmental Services

For office use only. 13. DEC. 2002 8190
Application number:

Householder planning application form

8190

13 DEC 2002

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	MARC LANG
	Address and postcode	2 DIDDENHAM COTTAGES GRAZELEY READING RG7 1JT
	Phone number	0118 988 5504
2	Agent's Name	
	Address and postcode	
	Phone number	
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE & REAR EXTENSION
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.	BRICK & TILE 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.		
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: [signature] on behalf of

Date 12·12·02

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

2 DIDDENHAM COTTAGE
~~BLOOMFIELDHATCH LANE~~
ADDRESS (MORTINER ROAD) GRAZELEY PARISH SHINFIELD

PLOT No. ORD. SHEET No. SU 6866 SU 6966 (85)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD 439/72.	Trustee of Benyon Trust	Internal alteration to form bathroom	5. 6. 72	app PD
24331	MR. M. LANG	GARAGE	10.10.85	N/A ~~REF~~
BRA475 25410	"	2/ST. EXTENSION	14.7.86 27.3.86	APP REF N/A
26053	"	GARAGE	6.10.86	C/A
26255	"	2/ST. EXTENSION	8.4.86	C/A
BRA1547	MR & MRS P. LANG	GARAGE	15.9.86	APP
97/65650/F	"	2/ST. EXTS.	8.8.97	C/A
FP98/7490	"	2/St/S & R exts.	28.4.98	APP
F/2002/8190	Mr. M. Lang	2 St/S & R exts.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074