[redacted]

EX SYSTEMS LTD

APPLICATION NO:
F/2000/1622

LOCATION:
191 Reading Road, Wokingham.

APPLICANT:
Mr & Mrs Knott

PROPOSAL:
Proposed first floor rear extension to dwelling

EARLIEST DATE FOR DECISION: **03/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
20/07/2000

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Knott
191 Reading Road
Wokingham
Berks
RG41 1LJ

Application Number: F/2000/1622

Parish: **WOKINGHAM**

Location: **191, Reading Road, Wokingham.**

Proposal: **Proposed first floor rear extension 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 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 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.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no additional windows or similar openings shall be constructed in the side (north west and south east) elevations.

Condition
5. The first floor bathroom windows in the side (south east) and front (south west) elevations and the landing window in the side (north west) elevation of the proposed development shall not at any time be glazed other than with obscure glass. The lower pane in the landing window shall be fixed shut with only the upper section opening.

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.

Informative
The applicants attention is drawn to the comments made by Railtrack, which were copied to them.

John Mitchell

John Mitchell
Development Control Manager
Date: 19/07/2000

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1622	EXC
BUILDING CONTROL NUMBER	FP2001/1649	Paul
APPLICANT/AGENT	Mr + Mrs Knott	
ADDRESS OF SITE	191 Reading Road WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	first floor rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	K/822	K/822
FLOOR PLANS	- c	- c

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/7/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? BC	additional pane in one first floor front + rear window - no restrictive	
DATE	Planning condition 3/5/01	

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	

Application Number F/2000/1622
Conditions/Reasons ~~for~~ Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	Work
03	SC23	SR06	parking and turning
~~04~~	~~SC08~~	~~SR05~~	~~no additional windows in the north-west side elevation and no additional windows.... at first-floor level and~~
04	SC08	SR05	no additional windows... in the side (north-west and south-east) elevations
05	SC20	SR24	first-floor bathroom windows in the side (south-east) and front (south-west) elevations ~~[illegible]~~ ... ~~the landing window~~ and the landing window in the side (northwest) .... and ~~[illegible]~~. The lower pane shall be fixed shut with only the upper section opening.
INFORMATIVE			THE APPLICANTS ATTENTION IS DRAWN TO THE comments made by Railtrack, which were copied to them.

John [illegible]
19/7/00

RECORD OF SITE VISIT

SITE ADDRESS: 191 Reading Road Wokingham.

APPLICATION NUMBER: F/2000/1622

OFFICER: Emy Circuit

DATE OF SITE VISIT:..2a..June..2000

1 SITE/STATUTORY NOTICE DISPLAYED ? on Tree

2. DESCRIPTION OF SURROUNDINGS

residential - various designs

3. DESCRIPTION OF SITE/BUILDING

2-storey detached dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES

See attached.

5. SITE CONSTRAINTS

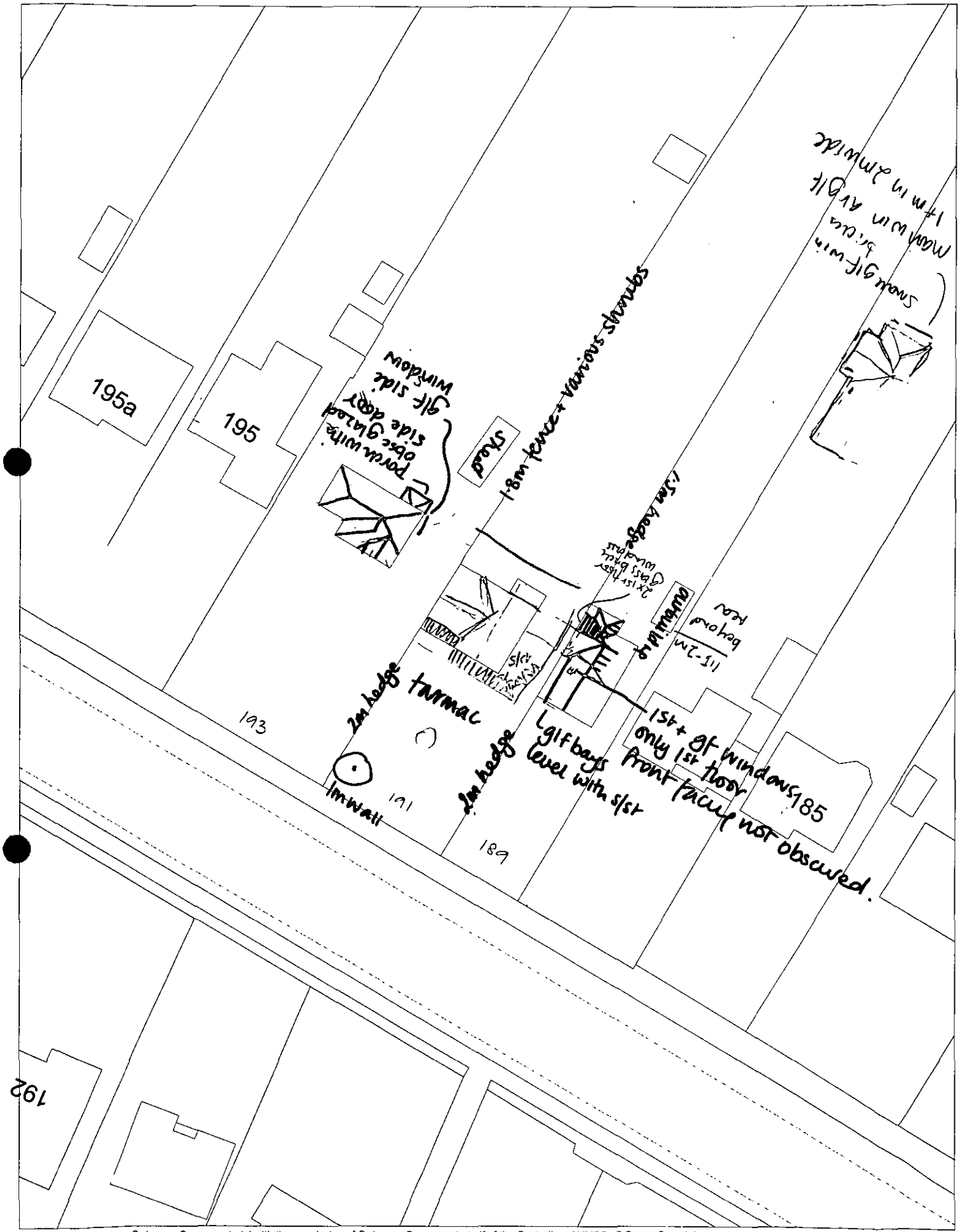
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.
9 June 2000 Scale: 1 : 500

N
W E
S

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1622

Applicant : Mr & Mrs Knott .

Location : 191, Reading Road, , Wokingham.
Proposal : Proposed first floor rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		20 June 2000

Date of Neighbour Notifications : .....

Date of Site Visit : ...20 June 2000.....

Date Registered : 25/05/2000

Earliest Date for Decision : 03/07/2000

Latest Consultation Date/Site Notice Expiry Date : 03/07/2000

This application will have expired on: 20/07/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - SC23(SR06) parking and turning
Railtrack - request informative
Wokingham TC - "no objection"
Neighbours - loss of privacy
disruption/security during development.

Planning Issues :
Identified Settlement
Neighbours / streetscene

Application Number: F/2000/1022
191 Reading Road, Wokingham

Appraisal: The proposal is for a first-floor extension at the rear/side of the property. The existing single storey-extension projects 4.6 metres to the rear of the property and 2.9 metes to the side. The proposed first-floor extension would span the whole width of the property and come forward along the side - the side of the extension would be set back 5.9 metres from the front of the house. The roof would consist of three pitched sections, one with a gable to the rear, which would be a continuation of the existing roof and perpendicular to this lower sections with side gables.

The extension would be one metre from the flank of 189 Reading Road and would project 1.6 metres to the rear of the neighbouring property. There are a number of windows in the side of the neighbouring property but these are mainly obscure glazed and appear to be secondary windows or not to serve living rooms.

The extension would adjoin the boundary with 193 Reading Road but the neighbouring property is 6 metres from the boundary. The kitchen window at No 193 is located in the side - although this room would feel more enclosed the extension would not be unacceptably overbearing and there would not be an unacceptable reduction in daylighting.

Only a small portion of the extension would be visible from the street and this would be set back from the front, and the rear garden in over 70 metres long, with the railway beyond.

Recommendation: conditional approval

Applicationo	Name & Address
F/2000/1622	Mr C Bennett 193 Reading road Wokingham Berks RG41 1LJ

App approved
Letter sent 01/08/00

Received by Wokingham District Council

Application No: F/2000/1622

Proposal:
Proposed first floor rear extension to dwelling.

Location:
191, Reading Road, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/07/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

08 June 2000

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

Tel: (0118) 974 6479

Date: **08 June 2000**

My ref: F/2000/1622

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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/2000/1622
191, Reading Road, , Wokingham.
Proposed first floor rear extension to dwelling.

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 **Emy Circuit** on **(0118) 974 6479.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/1622**
191, Reading Road, , Wokingham.
Proposed first floor rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Malvern

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

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

Tel: (0118) 974 6479

Date: **08 June 2000**

My ref: F/2000/1622

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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/2000/1622
191, Reading Road, , Wokingham.
Proposed first floor rear extension to dwelling.

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 **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1622**
191, Reading Road, , Wokingham.
Proposed first floor rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Eke

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

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

Tel: (0118) 974 6479

Date: **08 June 2000**

My ref: F/2000/1622

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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/2000/1622
191, Reading Road, , Wokingham.
Proposed first floor rear extension to dwelling.

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 **Emy Circuit** on **(0118) 974 6479.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/1622**
191, Reading Road, , Wokingham.
Proposed first floor rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Earnshaw

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

WOKINGHAM B.C. DEVELOPMENT CONTROL

Start date:	25 MAY 2000
Officer: EXC	Application No. F/2000/1622

Map No. ..... Site ..08...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED FIRST FLOOR REAR EXTENSION TO DWELLING

Location: 191 READING ROAD

Parish: WOKINGHAM Ward: ~~Emmbrook~~ 816

Applicant: MR/MRS KNOTT

Fee Received 95-00 (2) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Possible encroachment.	816	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 8.16 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 + 188, 189, 190 + 193 READING ROAD .....

.....

.....

.....

.....

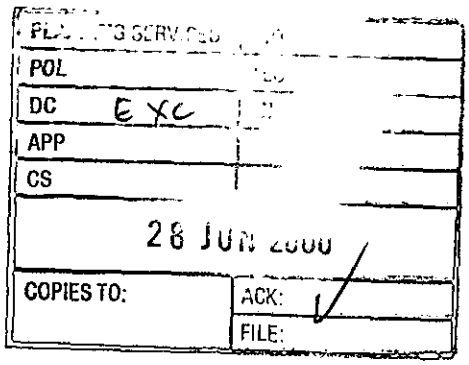
.....

.....

.....

Christopher & Louise Bennett
193, Reading Road,
Wokingham,
Berkshire,
RG41 1LJ

Telephone: (0118) 979 1076



26th of June 2000.

Re: Planning Application F/2000/1622

Dear Mr Mitchell,

We live at 193 Reading Road, next door to the site of planned development F/2000/1622, and would like to register the following comments on that plan;

1. The plans show a side window which could cause loss of privacy to us since it will be looking sideways out (from the boundary) into the windows at the side of our kitchen (marked on the plan enclosed) and onto our patio area.

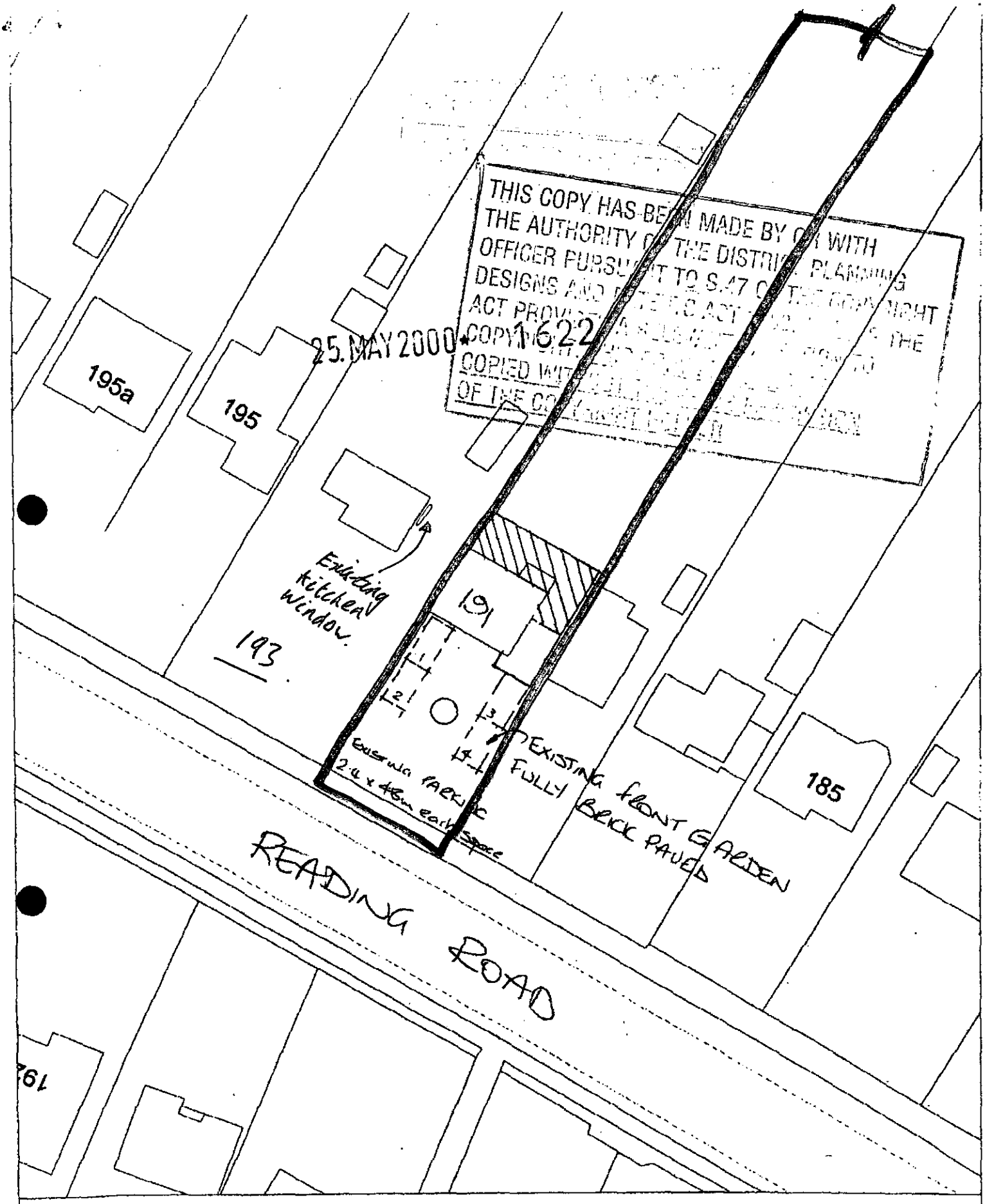
2. House number 191 is already built directly on our boundary and extends the full width of its plot. It is difficult to see how the development proposed can proceed without causing us considerable disruption and loss of security.

We feel that the proposed extension of the adjacent home is a logical developement, and have no wish to stop our neighbours from achieving this, but we would like to know how the points above will be addressed.

Yours sincerely,

Chris Bennett.

Chris Bennett.



Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 22 May 2000

N W E S

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: F/2000/1622

Proposal: Proposed first floor rear extension to dwelling

Site Address: 191 Reading Road, Wokingham.

Applicant: Mr & Mrs Knott

Your observations are required in respect of this application by **03/07/2000**

No objection

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
26 JUN 2000	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ **DATE:** 22/06//00

CLERK TO Wokingham Town Council

RAILTRACK
Southern
M HOLDEN Director

30940

20th June 2000

PLANNING SERVICES	HPT
POL	TLS
DC ERC	ENF
APP FS	
CS	
22 JUN 2000	
COPIES TO:	

Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks. RG40 1WR

Tel : 020-7902-3206

Y/r Emy Circuit/F/2000/1622
O/r C7/01/530/0/214/AN

Dear Ms Circuit,

TOWN & COUNTRY PLANNING ACT
WOKINGHAM, 191 READING ROAD
FIRST FLOOR REAR EXTENSION
APPLICATION No F/2000/1622.

I acknowledge receipt of your letter dated 8th June 2000, in respect of the above applications.

You will appreciate that I need to be satisfied that Railtrack's infrastructure will not be adversely affected by the proposals, both during any period of construction and after completion. Therefore, please find attached a copy of Railtrack's 'Comments / Conditions' Appendix containing conditions I would wish to see observed in order to safeguard the adjoining railway.

Whilst I appreciate that you may not be able to incorporate my observations as a Condition of Planning Consent, I would be grateful if you could include an 'informative' in your Decision Notice to the effect that the Applicant should take due account of any comments on the Application.

I have forwarded a copy of this letter to the Applicant and look forward to receiving any details requested at the earliest opportunity, reserving the right to make any additional comments and conditions considered necessary to ensure the safe operation of the railway at that time. Please advise me of the outcome of this Application in due course.

Yours faithfully,

Alan Nield

pp.

B Purcell
Outside Parties Engineer.

Asset Information Suite 2 CP2 2H General Offices WaterlooStation London SE1 8SW
Tel : 020-7902-3206 Fax : 020-7902-3632 DX 119552 WATERLOO STN 2:

Railtrack PLC Registered Office Railtrack House Euston Square London NW1 2EE Registered in England and Wales No. 2904587 http://www.railtrack.co.uk

RAILTRACK

Southern

Comments / Conditions To Be Observed In Connection With The Development Of Land Adjacent To The Railway

Planning Matters

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage etc. caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance notes should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause potential hazards to rail traffic, particularly where the railway is at or below the general ground level.

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached information sheet on page 5 headed "Tree Species", and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railtrack's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping etc. may be required to prevent damage to Railtrack's infrastructure and the train operators' trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance /renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

Issued by : Railtrack PLC Asset Information Group. CP2 2H. Waterloo General Offices. London SE1 8SW
Date : July 1997

Building Regulation Matters

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new / existing structures and the nearest railway feature, such as a level crossing, bridge or station.

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

6. Full details of proposed drainage systems will be required. All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of 2 metres from the railway boundary.

   The use of soakaways is not favoured by Railtrack and therefore is unacceptable as they could have a detrimental effect on Railtrack's land. The drainage system should be designed to take this into account.

   No increases in surface water discharge into a Railtrack maintained drain or culvert may be made without prior written consent.

Additional Requirements for Protecting Railtrack's Interests

7. For all new developments adjacent to operational lines Railtrack accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.

8. All works, both temporary and permanent, should be designed and constructed so that they will have no influence on the stability of Railtrack's structures and adjoining land.

9. Common boundary or support walls must be of reinforced concrete. Sheet piling will not be acceptable, due to early corrosion.

Issued by : Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : July 1997

10. Vibro-compaction will not be permitted, especially in the vicinity of structures, embankments or cutting slopes.

11. Railtrack advise that the use of bored, cast in-situ reinforced concrete piles are recommended. Normally these have no detrimental vibration effects during construction.

12. All structures should be situated at a minimum distance of 2 metres from Railtrack's boundary fence and at a sufficient distance to enable construction to proceed without, in the Railtrack Engineer's opinion, the risk of affecting the normal and safe running of the railway. This clearance will also enable construction and maintenance to proceed without the need to enter on to Railtrack property. Please note that unless previous safety protection has been arranged, access on to Railtrack property will not be permitted for any activity associated with any works.

13. Where the proposal includes the demolition of any existing buildings Railtrack will need to approve full details of the proposed method of demolition (together with those for temporary works) in the form of a Method Statement.

14. All new construction should be sufficiently clear of the boundary, and all foundations should be so designed, that they do not impose any surcharge on railway cutting slopes or structures. In addition, it should be borne in mind that cutting slopes could be subject to erosion through the effects of weathering, and all new construction should be at a sufficient distance from the slope to take this into account.

    At no time should an embankment supporting the railway be cut into or built upon.

15. A suitable kerb or approved crash barrier must be provided along any road or parking area adjacent to Railtrack's fencing to prevent damage by vehicles. Such barriers are to be positioned so as not to afford a means of scaling the fencing.

16. Railtrack reserves the right to request the screening of any light, including vehicular lights, which may interfere with the sighting of signalling apparatus and /or train drivers' vision on approaching trains.

17. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the

electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possessions of the track.

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

19. Full details of any tower cranes to be used on site should be submitted for approval, together with a plan showing the relevant jib radii. The cranes (and any other plant) must be positioned in such a way that, in the event of failure, they will not fall within 3 metres of the nearest rail, nor will their loads or jibs under any circumstances oversail Railtrack's property. A Method Statement must be prepared for Railtrack's approval e.g. it may be necessary to down-rate the crane capacity by 25% to reduce the risk of failure.

20. Railtrack is not in favour of play areas immediately adjacent to railway boundary fencing, due to the increased risk of trespass and vandalism. Should the proposal proceed, additional protection will need to be provided by the erection of a 3 metre high security fence adjacent to and parallel with Railtrack's own fence. The additional fence is to be maintained at the Developer's cost.

21. Golf courses will need to be screened to a minimum effective height in relation to the railway track of 6 metres, and in certain cases this may need to be increased. It is recommended that all shots/drives be directed away from the boundary to avoid the potential risk of a mis-hit golf ball causing damage or injury to passing trains, and railway staff or passengers.

22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

23. All costs incurred by Railtrack in connection with the works should be reimbursed by the Developer. A Third Party Works Request Form is to be completed and submitted to this office before work commences. This form is available on request.

Issued by : Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : July 1997

TREE SPECIES

Not Recommended	Permitted
Alnus glutinosa (Alder)	Betula (spp) (Birch)
Populus (spp) (Aspen, Poplar)	*Malus Sylvestris* (Crab Apple)
Fagus Sylvatica (Beech)	Acer Campestre (Field Maple)
Prunus Avium (Wild Cherry)	Prunus Padus (Bird Cherry)
Carpinus Betulus (Hornbeam)	Pyrys Communis (Wild Pear)
Tilia Cordata (Small-leaved Lime)	Pinus (spp) (Fir Trees - Pines)
Quercus (spp) (Oak)	Cretaegus (spp) (Hawthorn)
Salix Willow (spp) (Willows)	Corylus Avellana (Hazel)
Acer (spp) (Sycamore, Norway Maple)	Sorbus (spp) (Mountain Ash, Whitebeams)
Aesculus Hippocastanum (Horse Chestnut)	Robinia (Pseudo) (False Acacia)
Castanea Sativa (Sweet Chestnut)	*Shrubby Salix* (Willow Shrubs)
Platanus Hispanica (London Plane)	Thuja Plicata 'Zebrina'

BORDER LINE

Fraximus Excelsior (Ash)

OTHER TREES TO BE REFERRED

Issued by : Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : July 1997

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 08 June 2000

Application Number: F/2000/1622

Proposal: Proposed first floor rear extension to dwelling.

Parish: WOKINGHAM TOWN

Site Address:
191, Reading Road, , Wokingham.

Applicant:
Mr & Mrs Knott .

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).

Cautions

SC: 23 (Parking and Turning)

Reason.

SR: 06

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

15/08/00

191 Reading Rd
Wokingham
23/6/00

Attn: Amy Circuit
Planning Dept

Ref: F/2000/1622

PLANNING SERVICES	HPT
POL	TLS
DC	[illegible]
APP	
CS	
26 JUN 2000	
COPIES TO:	ACK:
	FILE:

Please find section 66 ~~certificate enclosed~~. The proposed extension is built entirely within my boundary, but the gutter will overhang No 193 Reading Rd.

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
+ See Note (a) to Certificate A		
owner/ occupier	193 Reading Rd Wokingham	

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . . .

Date . . . . . 23/6/00 . . . . . .

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

191 READING ROAD

PLAN NUMBERS PLANNING	PLAN NUMBERS BUILDING	DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS PLANNING	DECISIONS BUILDING	DATE STARTED	DATE COMP.
TP734			A Bacon / Garage for commercial vehicle	10/10/54 C			
R/59/71	8283X	22.3.71	Extension at side of house to form new garage and internal alterations	8.4.71 C			
R/229/73		16.8.73	Erect garage with bedroom over and balcony front and rear (B.J. Lambe)	13.9.73 R			
R/301/73		24.10.73	Hse. extension, including new double garage & bedroom.	10.1.74 C/A			
	BR346	25.2.74	2/STOREY EXTENSION.		13.3.74.		
	BR2141		PORCH (MR B J LAMBE)		12.3.75 APP		
02401			CAR-PORT "	15.5.75 C/A			
	BR6683		W.C. (")		17.6.77 APP		
06608			" "	6.8.77 C/A			
APPEAL ALLOWED 4.9.84	20087		2/ST. EXT. "	22.4.83 R			
	BR21673		INT. ALTS. "		7.11.83 APP		
	BR22096		GARAGE TO RES: INT. ALTS: CHIMNEY (")		16.2.84 APP		
21068			"	5.6.84 C/A			
33461				8.9.84 C/A			
	BRA7646		2/ST. EXTS & ALTS (MR & MRS DAMES)		6.7.84 APP		

By hand 24.5.00

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

25 MAY 2000 * 1622

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses, bungalows or flats only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	Mr & Mrs Knott
	ADDRESS	191 Reading Rd Wokingham
	POST CODE	RG41 1LJ Tel. No. 9775350
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	
	ADDRESS	
	POST CODE	Tel. No.
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	as above
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	first floor rear extension

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

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED
Render to match
Plain tiles to match

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

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

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

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated
(b) The fee (the current scale of fees is attached)
If no fee is payable please say why below

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red.
(ii) 1:500 scale site layout plan showing position of adjoining dwellings
(iii) 1:100 or 1:200 scale floor plans and elevations

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

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

CERTIFICATE A

I certify that:

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

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

CERTIFICATE B

I certify that:

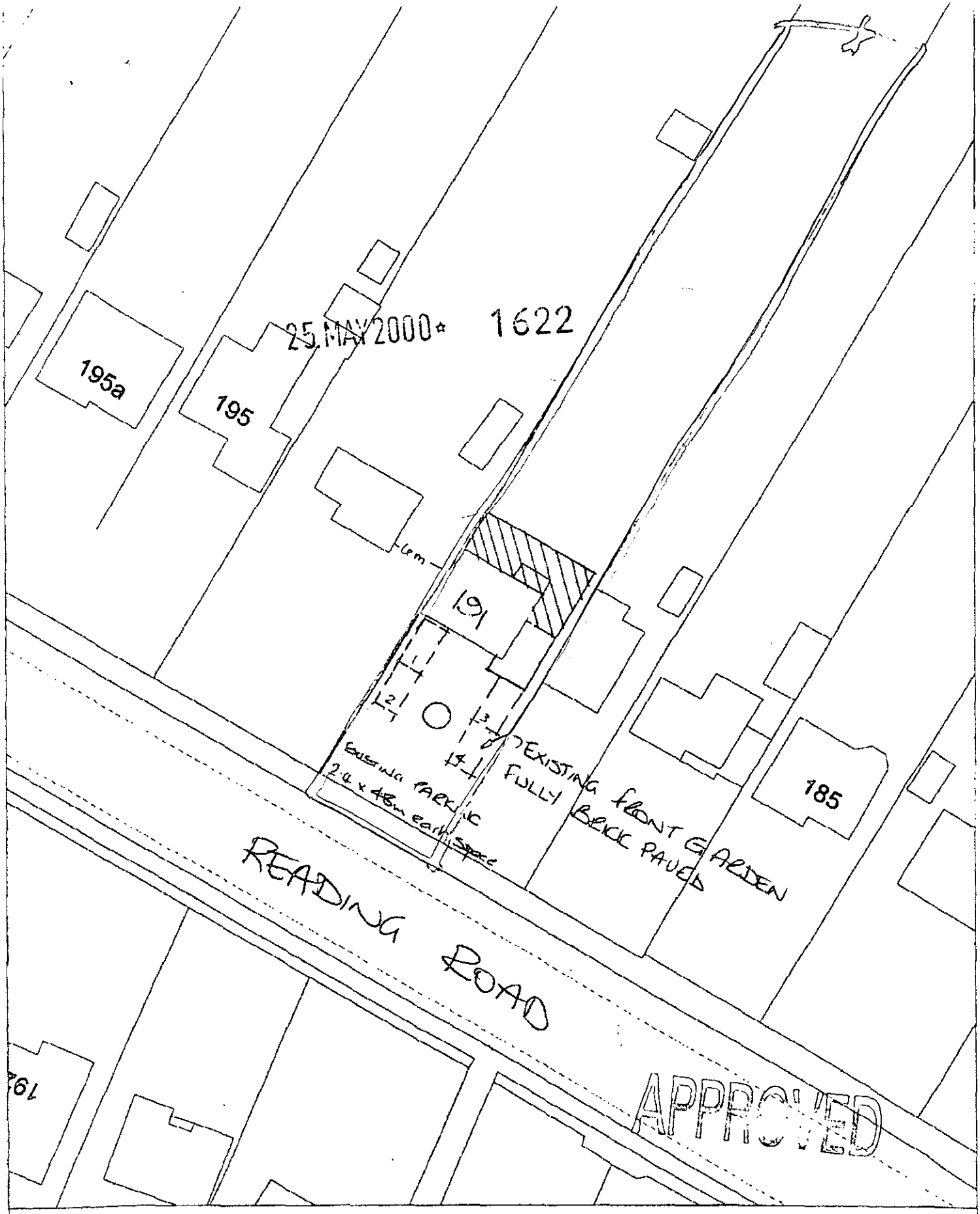
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF

DATE 23-05-00



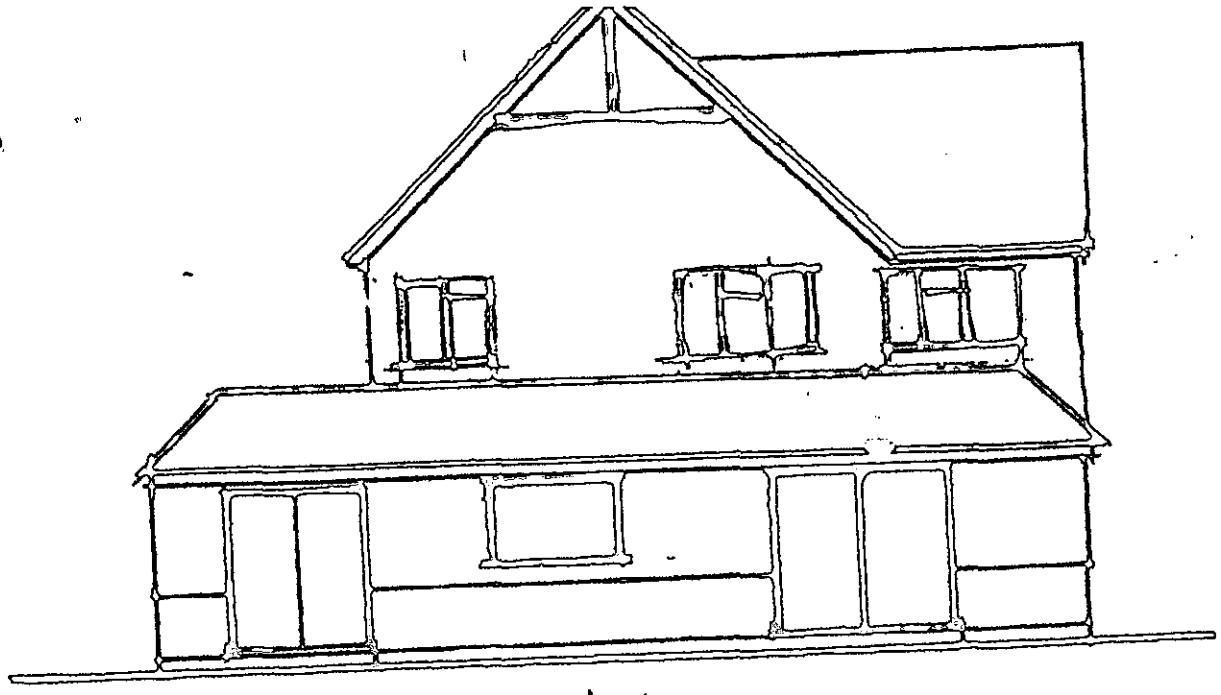
Site Plan, Scale: 1 to 500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

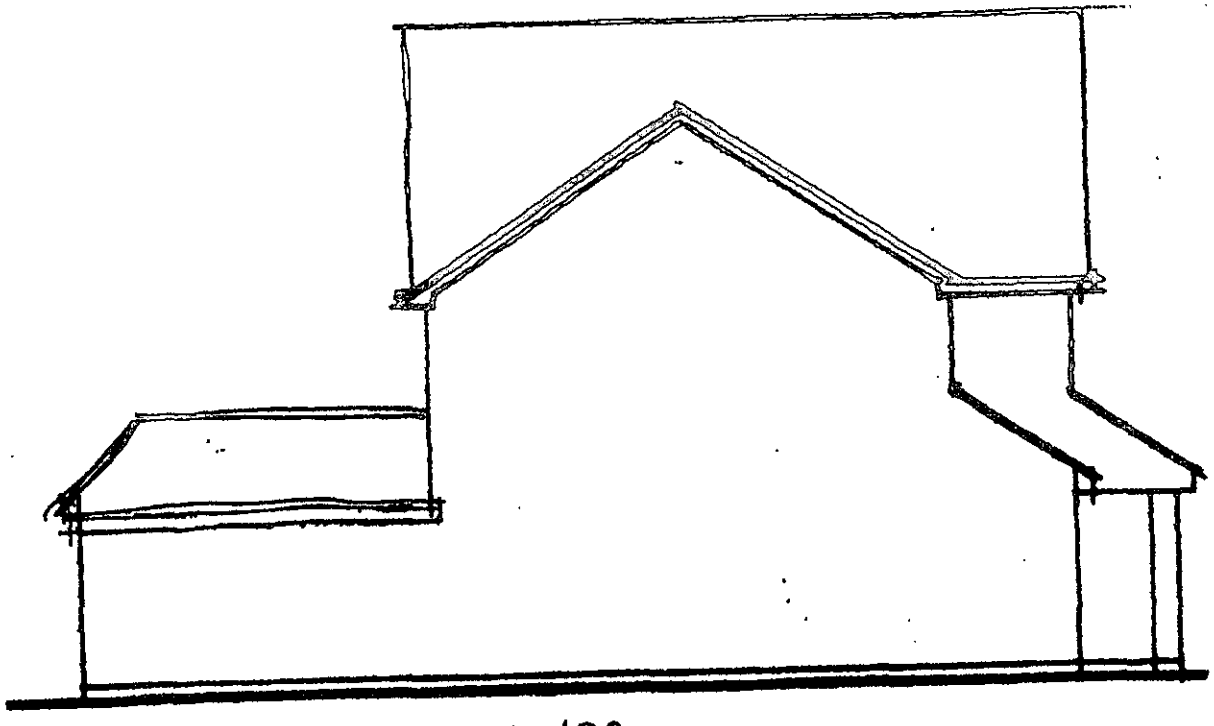
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 22 May 2000

N
W E
S



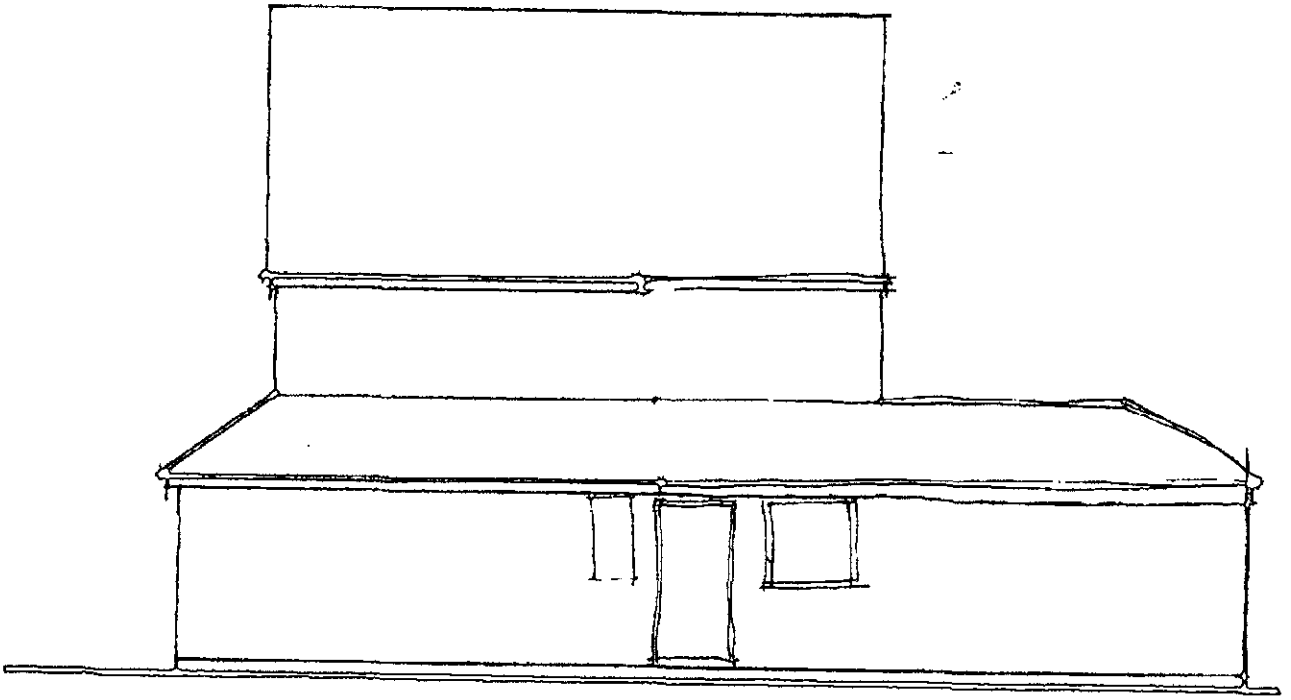
rear elevation 1:100



side elevation 1:100

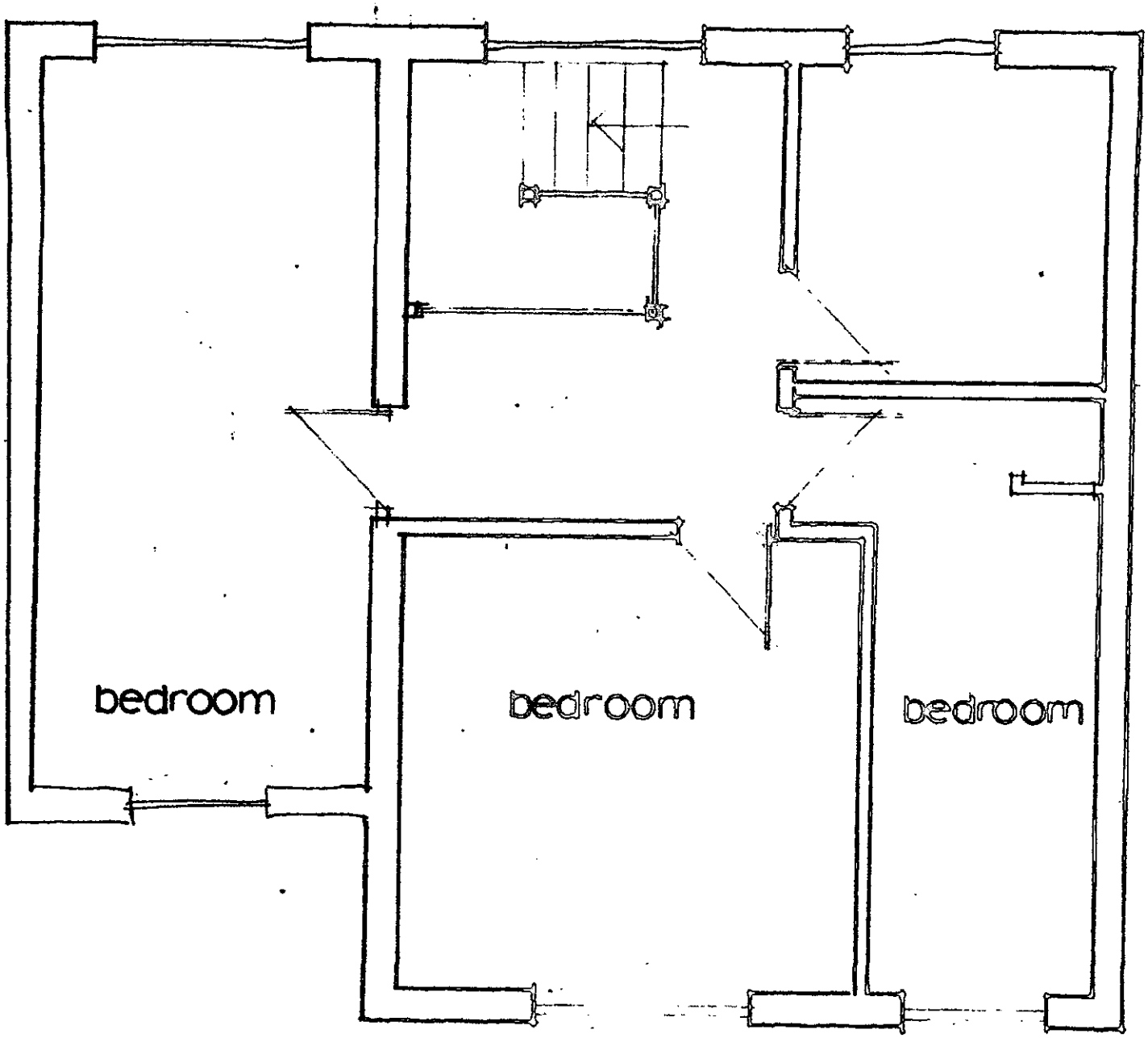
191 Reading Road
Wokingham

25.MAY2000* 1622



side elevation 1:100 191 Reading Rd Wokingham

25.MAY2000* 1622

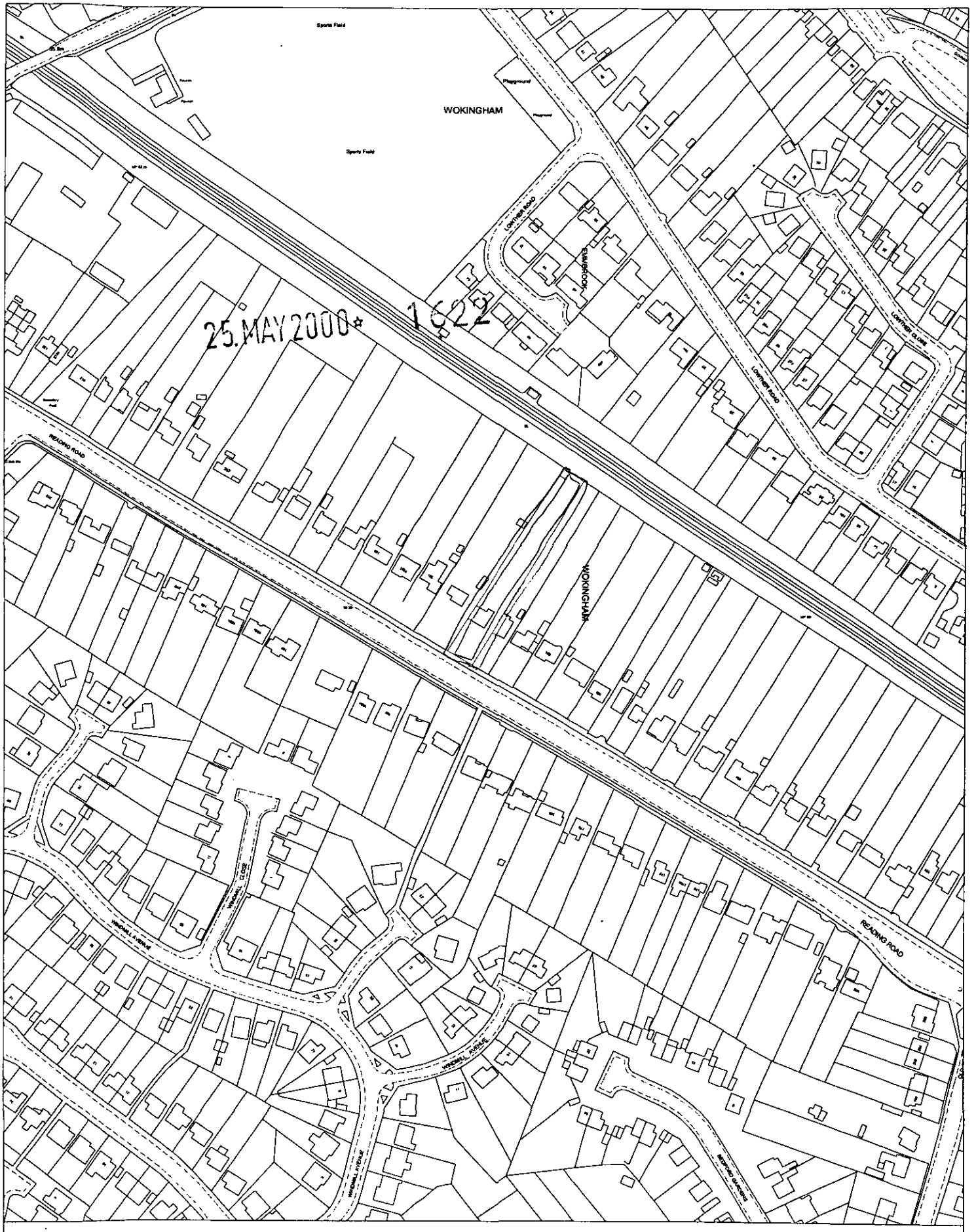


first floor layout 1:50

191 Reading Road
Wokingham

25.MAY2000*

1622



25 MAY 2000 * 1625

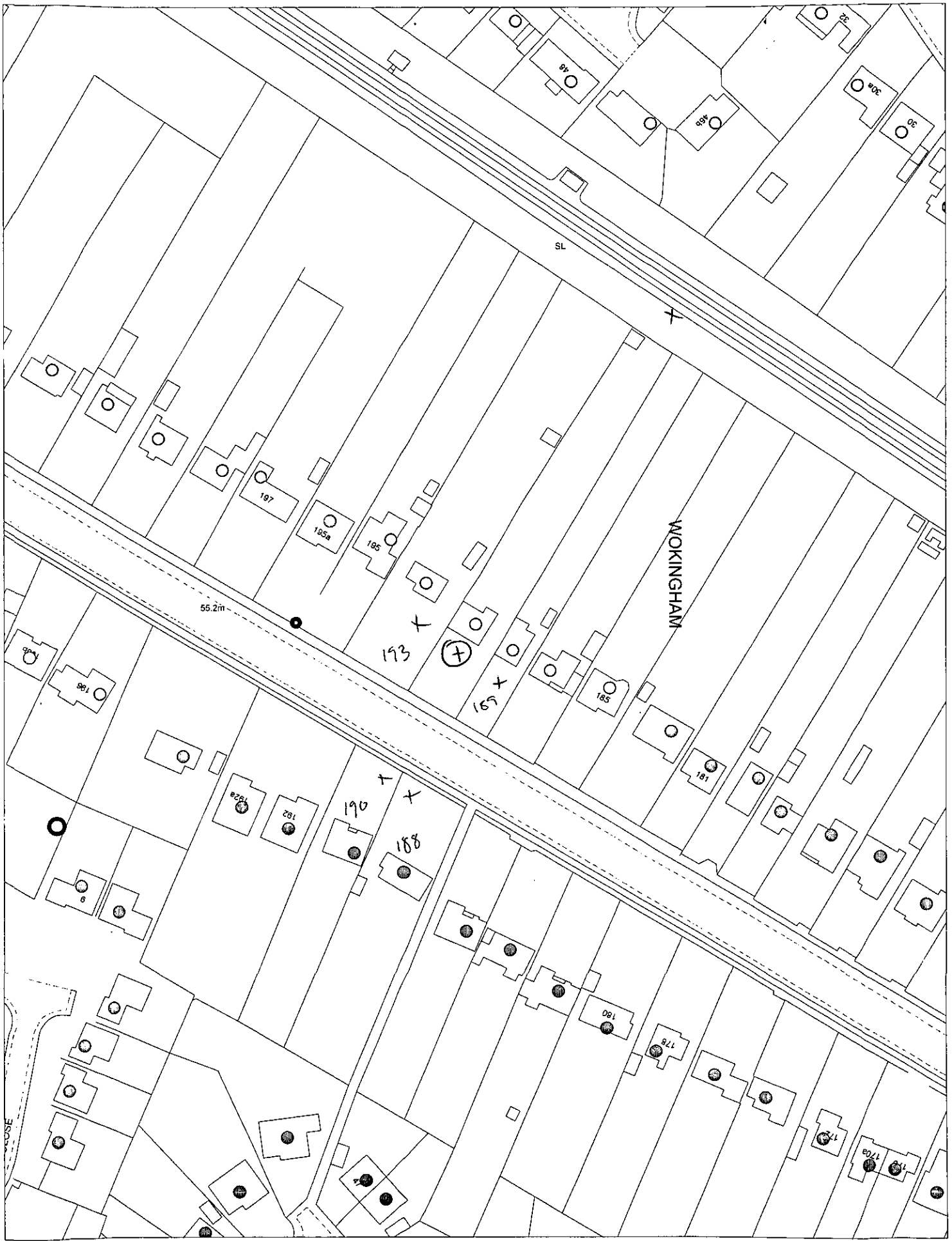
Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 22 May 2000

N
W E
S



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

2 June 2000

Scale: 1 : 1250

N
W E
S