APPLICATION NO:
F/2001/3122

LOCATION:
285 Hyde End Road, Spencers Wood Reading.

APPLICANT:
Mr & Mrs Gurr

PROPOSAL:
Proposed two storey side/rear extension to dwelling.

EARLIEST DATE FOR DECISION: **04/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
01/03/2001

CASE OFFICER: **Farah Humayun**

RAILEX
Marbleboard

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Gurr
285 Hyde End Road
Spencers Wood
READING
Berkshire
RG7 1DB

Application Number: F/2001/3122

Parish: **SHINFIELD**

Location: **285 Hyde End Road, Spencers Wood, Reading**

Proposal: **Proposed two storey side/rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason

1. The proposed development by reason of its bulk, massing and location would form a dominant and overbearing feature to the detriment of the residential amenity of the adjacent dwelling. As such the proposal is contrary to Policy LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan.

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 Policy EN1
Loddon Area Local Plan Policies LBE1, LBE2
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1

John Mitchell

John Mitchell
Development Control Manager
Date: 26/02/2001

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.

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 11 January 2001

Application Number: F/2001/3122

Proposal: Proposed two storey side/rear extension to dwelling.

Parish: SHINFIELD PARISH

Site Address:
285, Hyde End Road, Spencers Wood, Reading.

Applicant:
Mr & Mrs Gurr .

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).

C122, R122.

Signed: _____ **Print name:** Adam Coggins 17/01/01

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/3122

Applicant : Mr & Mrs Gurr .

Location : 285, Hyde End Road, Spencers Wood, Reading.
Proposal : Proposed two storey side/rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		14/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : 23/02/01

Date Registered : 04/01/2001

Earliest Date for Decision : 04/02/2001

Latest Consultation Date/Site Notice Expiry Date : 04/02/2001

This application will have expired on: 01/03/2001. 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 - Rec. approval subject to conditions.

NEIGHBOUR(1) - OBJECTION - Loss of boundary wall
- New roof line out of character
- Extension out of character with neigh. props.
- Overbearing + overshadowing impact

Planning Issues :

+ IMPACT UPON NEIGHBOURING PROPERTIES

+ IMPACT UPON STREET SCENE.

Application Number: F/2001/3122

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTY(S)

The application being considered is prop 2 storey side + rear extension. The extension has a pitched roof design which stands at the existing ridge height of the property. There are no proposed side facing windows.

There is an existing detached garage on site which is proposed to be demolished. The total projection of the extension is 7.3m, with 5.2m projection from the existing rear elevation. No 285 is set back from the neighbouring property of No 283. Therefore although there is an existing shed structure on the boundary of No 283 it is considered that with the proposed projection will have an adverse overshadowing + overbearing impact upon the neighbouring property.

The prop. roof arrangement creates a detached look of the extension to the existing property as the angles of the ~~roof~~ roofs will be at right angles to each other. The prop. ridge height of the extension is not set below the existing ridge height thereby creating an over dominant impact of the extension. It is considered that the present proposal will be out of character with the existing property.

IMPACT UPON STREET SCENE

The line of properties from 281 - 285 are very similar in design and are staggered behind each other. Due to their similarity in design and the dominant impact of the present proposal it is considered that the extension will be out of character in the surrounding area, although as it is set back approx 1m from the front of the property, it is not considered to have any significant adverse impact upon the street scene.

Recomendation : Approval: ☐ **Refusal:** ☑

(tick appropriate box)

Application Number F/2001/3122
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1		D	THE PROPOSED DEVELOPMENT BY REASON OF ITS BULK, MASSING AND LOCATION WOULD FORM A DOMINANT AND OVERBEARING FEATURE TO THE DETRIMENT OF THE RESIDENTIAL AMENITY OF THE ADJACENT DWELLING. AS SUCH THE PROPOSAL IS CONTRARY TO POLICY LBE2 OF THE LODDON AREA LOCAL PLAN AND POLICIES WOS3 AND WBE1 OF THE WOKINGHAM DISTRICT LOCAL PLAN.

RECORD OF SITE VISIT

SITE ADDRESS: 285 Hyde End Road
Spencers Wood Reading.

APPLICATION NUMBER: F/2001/3122

OFFICER: Farah Humayun

DATE OF SITE VISIT: 14/02/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

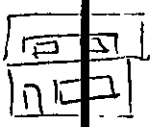
2. DESCRIPTION OF SURROUNDINGS

RES. MIX OF HOUSE TYPES.
283 & 285 2 ~~STOREY~~. SIMILAR DESIGNS.

3. DESCRIPTION OF SITE/BUILDING

~~SEMI~~ DETACHED 2 STOREY.
ATT GARAGE.

4. RELATIONSHIP TO ADJOINING PROPERTIES



No 283 SET FORWARD - 0 NO SIDE FACING WINDOWS
2 GARAGES ON BOUNDARY WITH FLAT ROOF. EXISTING S/ST EXT ON BOUNDARY - FLAT ROOF (3-4m). SHED TO No 283 SET BACK FROM S/ST & KT.
2 REAR FACING DORMERS - CLOSEST TO No 285 1 DOOR + LARGE PRIMARY WINDOW.
No 287 - BUNGALOW SET BACK - 2 ROUND WINDOWS.

285 EXTENSIVE GARDEN TO REAR. DROP TO REAR AT FAIR DISTANCE & - CAR PORT IN BETWEEN.

5. SITE CONSTRAINTS

TREES — STREET SCENE - FROM RIGHT V. VISIBLE DUE TO EXISTING GAP BETWEEN PROPERTIES AT PRESENT

ACCESS/PARKING LARGE DRIVEWAY.

LEVELS —

BOUNDARY TREATMENT - CHAIN LINK TO No 283.
CB FENCE & HEDGING TO No 287

OTHERS —

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 02 February 2001 13:33
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/3122
Correspondent_FullName: Mr R.G.Sutherland
Correspondent_StreetAddress: 283 Hyde End Road
Correspondent_Address2: Spencers Wood
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG7 1DB
Correspondent_Telephone: 0118 988 2155
Correspondent_Email: bobsutherland@compuserve.com

FH

Comments:

Objection submitted on 30th or 31st Jan.

Please correct by deleting the paragraph quoted below. The description is inaccurate, as the dormers have sloping roofs.

"The upper floor of the total building ... against each outer side."

Please accept my apologies. The details of the roof are not developed in the plans, and I cannot work out how they will make the join.

PLANNING SERVICES | HPT
POL
DC
APR
CSE
31 JAN 2001
COPIES TO: | ACK: | FILE:

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 31 January 2001 01:32
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

Obj
2001/3122
FH

****

NatureofEmail: Object
ApplicationNumber: F/2001/3122
Correspondent_FullName: R.G.Sutherland
Correspondent_StreetAddress: 283 Hyde End Road
Correspondent_Address2: Spencers Wood
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG7 1DB
Correspondent_Telephone: 0118 988 2155
Correspondent_Email: bobsutherland@compuserve.com

Comments:

COMMENTS ON PROPOSED EXTENSION TO 285 HYDE END ROAD
Submitted by Mr RG and Mrs AJ Sutherland, 283 Hyde End Road

CURRENT SITUATION
Numbers 281, 283 and 285 were built as a group to similar designs along a building line which is at an angle to the sides of the plots, following the line of Hyde End Road. Their ridges are parallel to the road and they have a consistent style, though 283 is smaller than its neighbours, and is further constrained by having a staggered northern (front) aspect which brings each side into alignment with its neighbour.

At the rear, where the main living rooms face south and into the gardens, the lines of the houses are staggered. This is of no significance except in summer evenings when there is some shadow over the patio areas of numbers 281 and 283. All three houses have clear wide angle views from the bedrooms.

The garages of numbers 281 and 285, plus a party wall linking the garages of numbers 283 and 285, provide good separation of the patio areas, without much shadow at either end of the day.

THE PROPOSED EXTENSION TO 285
Loss of Boundary Wall
The proposal is to build a two story building approximately where the garage is now, although set back from the boundary just sufficiently to keep the eaves within the plot boundary. The garage and presumably also the party wall along the boundary will be removed, leaving the boundary open.

Roof Line
The main structure of the new roof is at right angles to the existing roof, and not connected to it. The separate ridges at right angles mean that the upper floors are connected only through their dormer extensions. The connection between the existing roof and dormer, and the northern vertical wall of the new building is hard to visualise, and seems practically and aesthetically flawed.

The upper floor of the total building after extension will be like a long thin L shaped or very asymmetrical T shaped flat roofed shed, with separate lean-to walls against each outer side.

The new ridge and the sloping garage roof at the front will make a big change to the detached character of the house even when viewed from Hyde End Road, to the detriment of number 283.

Size
The new building is a considerable increase in the bulk of a house which has already been extended once to increase the bedroom provision. The footprint of the new building is approximately 30% of the existing, although incorporation of the garage means that the major gain is on the upper floor. There is no increase in the number of bedrooms, but a small bedroom is replaced by a much larger one with en suite facilities.

Impact on number 283
The new roof will rise from a height of approximately 2.8 metres by the boundary to a little over 6.5 metres at a little over 3.5 metres from the boundary, and reaching 4 metres at about 1.3 metres from the boundary. The impact is increased as number 285 is already set back by almost three metres.

The height of the proposed extension, and its proximity to the western edge of 283 Hyde End Road will take a great deal of the light from the dining room, and will cast a shadow on the living rooms and patio during the late afternoon. It will also be a looming presence in the outlook from the bedrooms, particularly the south-western bedroom, which is currently the most pleasant room in the house.

A major impact will be the loss of use of the patio and garden in the secluded area near to the house during summer evenings, which is when its working inhabitants get most value from it. This was a major factor in our original purchase, and we believe its loss would have a detrimental effect on the value of the property.

Summary
Comments have been made above relating to
1 Removal of a boundary wall.
2 New roof line out of character with the other properties in the group.
3 Potentially ugly join between new and old building
4 Bulk, height and position of the new building in relation to main windows of number 283, affecting the amount of light.
Loss of light and evening sun in the private area of the garden, affecting its utility.

While we recognise the desire for space to accommodate a growing family, we feel that the benefits to number 285 would be at considerable cost to number 283. A single story extension, or a compatible extension to the front of the house where light and the view are less important would be much more acceptable.

As it stands, this proposal would be highly detrimental to number 283.

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

Tel: 0118 974 6482

Date: **11 January 2001**

My ref: F/2001/3122

CONFIDENTIAL

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/2001/3122
285, Hyde End Road, Spencers Wood, Reading.
Proposed two storey side/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 **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3122**
285, Hyde End Road, Spencers Wood, Reading.
Proposed two storey side/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 Pollock

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

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

Tel: 0118 974 6482

Date: **11 January 2001**

My ref: F/2001/3122

CONFIDENTIAL

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
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

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Proposed two storey side/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 Patman

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

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

Tel: 0118 974 6482

Date: **11 January 2001**

My ref: F/2001/3122

CONFIDENTIAL

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

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285, Hyde End Road, Spencers Wood, Reading.
Proposed two storey side/rear extension to dwelling.

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If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2001/3122**
285, Hyde End Road, Spencers Wood, Reading.
Proposed two storey side/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 Bryant

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

Received by Wokingham District Council

Application No: F/2001/3122

Proposal:
Proposed two storey side/rear extension to dwelling.

Location:
285, Hyde End Road, Spencers Wood, Reading.

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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/02/2001. 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

11 January 2001

PRE-APP ATTACHED

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 04 JAN 2001	Map No. 87 Site 012
Officer: FH / Application No. F/2001/3122	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: (F) PROPOSED TWO STOREY SIDE/REAR EXTENSION TO DWELLING

Location: 285 HYDE END ROAD

Parish: SHINFIELD Ward: Shinfield 11.1.01 JS

Applicant: MR/MRS GURR

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 11.1.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....Pre app attached.....
.....
.....

NEIGHBOURS:

.....Site notice and see map.....
.....
.....
.....
.....
.....
.....
.....
.....

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

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

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) . . . . . .

. . . . . .

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

on (d) . . . . . .

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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.

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 . . . . . 3/1/01 . . . . . .

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

ADDRESS 285 HYDE END ROAD PARISH SHINFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/198/67		O/L		CIA
100/68		ALT. HOUSE & GARAGE		CIA
42580				PD
44264	MR. R. CLARK	1ST FLOOR DORMER EXT.	11.5.95	CIA
95/60353/F				
FP95/3394	"	EXT. TO E. DORMERS	2.5.96	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq. - 2/St Rear Ext. Mrs A Curr. 8.12.00 (Y)

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 04/JAN/00/* 3122

Householder planning application form

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

1	Your name Address and postcode Phone number	MR & MRS R. GURR 285 HYDE END ROAD SPENCERS WOOD BERKS RG7 1DB 988 5948.
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.	285 HYDE END ROAD SPENCERS WOOD
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED 2 STOREY SIDE 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.	RED FACING BRICKS BROWN ROOF TILES ALL 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: 5
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 3/1/01

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

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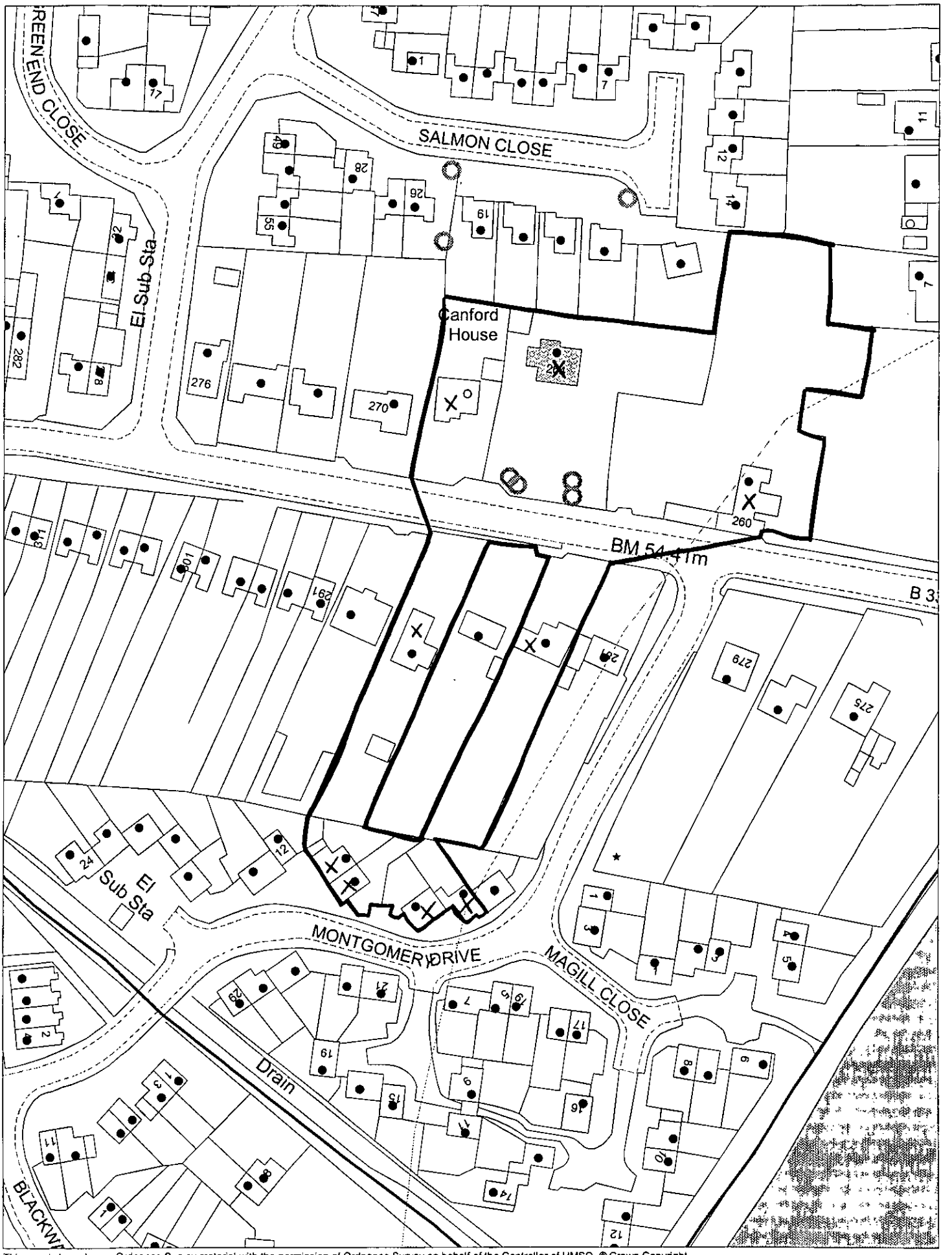

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Development Control Section, Environmental Services, Wokingham District Council.

4 January 2001

Scale: 1 : 1250

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