APPLICATION NO:

F/2001/3235

LOCATION:

The Coppers Penny Lane, Wargrave Reading.

APPLICANT:

Mr & Dr J Thurston

PROPOSAL:

Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **23/02/2001**

APPLICATION WILL HAVE EXPIRED ON: 20/03/2001

CASE OFFICER: **Farah Humayun**

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Dr J Thurston
The Coppers
Penny Lane
Wargrave
Reading
RG108PB

Application Number: F/2001/3235

Parish: **WARGRAVE**

Location: **The Coppers, Penny Lane, Wargrave, Reading.**

Proposal: **Proposed single storey 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 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 elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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.

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 OS1.

Loddon Area Local Plan Policy LC3.

Green Belt Local Plan Policy 9.

Deposit Draft Wokingham District Local Plan Policies WGB1, WLL2 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 19/03/2001

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.

Finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3235,	FH
BUILDING CONTROL NUMBER.	KP2001/1821	Andy.
~~APPLICANT~~/AGENT	B.D.S.	
ADDRESS OF SITE	Coppers, Penny Lane WARGRAVE.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	5113-01-1A	5113-01-1
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	16/5/01	

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	

WORK SHEET FOR : Farah Humayun

Application Number : F/2001/3235

Applicant : Mr & Dr J Thurston .

Location : The Coppers, Penny Lane, Wargrave, Reading.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		28/02/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 23/01/2001

Earliest Date for Decision : 23/02/2001

Latest Consultation Date/Site Notice Expiry Date : 23/02/2001

This application will have expired on: 20/03/2001. 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 :

WARGRAVE PARISH COUNCIL - No comment
ENVIRONMENTAL DESIGN - No objection - not visible from wider landscape which is designated as an AGLV.
HIGHWAYS - Rec. approval with no conditions.
NEIGHBOUR(1) - Objection - overlooking issue
overshadowing impact

Planning Issues :

+ IMPACT UPON NEIGHBOURING PROPERTIES
+ IMPACT UPON GREEN BELT + AGLV

Application Number: F/2001/3235

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The application being considered is proposed single storey rear extension to dwelling, to form an extension to existing dining room. The prop. extension projects 1.95 metres from the existing rear elevation of the property. The proposed has a pitch roof design of the same height as the existing rear bedroom projection. The eaves are in line with that existing.

There are no prop. side facing windows to the property. The property is located on a steep slope by which the rear elevation of the property is very well screened from any views from the west. The neighbouring property of The Riding, has a partial side view of the property. However as the prop. exten has no prop. side facing windows it is considered there will be no detrimental overlooking impact. As the extension is single storey and in keeping with the existing property it is considered the prop. exten will not create any additional overshadowing impact to the detriment of the residential amenity of neighbouring property.

IMPACT UPON THE CHARACTER OF THE GREEN BELT & AGLV

The proposed extension is located to the rear of the property. It is well screened from view due to the steep gradient of land to the rear. The prop. exten is considered to be in character with the existing house. Therefore it is considered the prop. dev will not have an adverse impact upon the character of the Green Belt and AGLV.

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

Application Number F/2001/3235
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	SIDE ELEVATION OF THE EXTENSION

RECORD OF SITE VISIT

SITE ADDRESS: The Coppers Penny Lane Wargrave Reading.

APPLICATION NUMBER: F/2001/3235

OFFICER: Farah Humayun

DATE OF SITE VISIT: 28/03/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Y

2. DESCRIPTION OF SURROUNDINGS

RES - GREEN BELT.

3. DESCRIPTION OF SITE/BUILDING

DETACHED, 2 STOREY.

4. RELATIONSHIP TO ADJOINING PROPERTIES

LEVELS RUE TO REAR. 1.8 M CB FENCE. HIGH TREES TO REAR - PROP TO SIDE - REAR FACING WARD ONE, TWO LEVELS, OPEN TO FRONT - VIEW OF SIDE PROP + ROAD.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING —

LEVELS - SIMILAR LEVELS & BEHIND PROPERTY AS ABOVE,

BOUNDARY TREATMENT

OTHERS

Farah Humayan

From: John R Mitchell
Sent: 26 February 2001 08:36
To: Farah Humayan
Subject: FW: Planning Application F/2001/3235 - urgent

Objections on the above planning application

ta
John

-----Original Message-----
From: Sally Peterson [SMTP:sallyp@nascr.net]
Sent: 25 February 2001 12:34
To: John.Mitchell@wokingham.gov.uk
Subject: Planning Application F/2001/3235 - urgent

Dear Mr. Mitchell

We have just purchased the neighbouring house to The Coppers who have put in the above planning application.
We have not yet moved into the property and only received your letter dated 30th January on Friday as it had been put underneath some of the decorators things.

We are the only neighbour to The Coppers and our bathroom and bedroom directly overlook the rear. Any extension could considerably affect our light as they are on the only side of the house that gets direct sunlight in the day before the sun goes behind the hill.

We have not seen the plans and need to do so urgently. As I am sure you will appreciate we are only too aware of how difficult it is to do anything to reverse a planning approval once it has been made. We are moving to Ridings to get away from Hollycross where the application for Lane Ends was approved against your recommendations.

Would you believe it! We can't seem to escape these planning applications. I have e-mailed Farah Humayun and asked to see the plans immediately before you come to a decision and do hope that we can still make comments on the application as it already after the 21 days.

Please could you help us in this. Telephone number 01189 402807.

Yours

Sally Peterson and Colin Caffell

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 30 January 2001

Application Number: F/2001/3235

Proposal: Proposed single storey rear extension to dwelling.

Parish: WARGRAVE PARISH

Site Address:
The Coppers, Penny Lane, Wargrave, Reading.

Applicant:
Mr & Dr J Thurston .

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).

Signed: _____ **Print name:** Adam Coggins 02/02/01

TO: **DEVELOPMENT CONTROL**
Farah Humayun

FROM: Environmental Design

DATE: 5 February 2001

Location:	The Coppers, Penny Lane, Wargrave, Reading
Proposal:	Proposed single storey rear extension to dwelling.
Application Number:	F/2001/3235

In response to your consultation dated 30 January 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals. The reasonably small extension is to the rear of the property and therefore not visible from the wider landscape which is designated as an ASLI. Although the site is covered by an area TPO there are no trees that will be affected by the proposals.

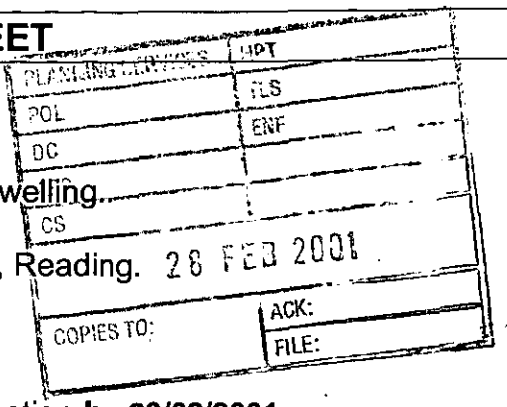
Catherine Brimble

Catherine Brimble
Landscape Architect

FROM: Farah Humayun

DATE: 30 January 2001

WARGRAVE PARISH CONSULTATION SHEET



Application Number: F/2001/3235

Proposal: Proposed single storey rear extension to dwelling.

Site Address: The Coppers, Penny Lane, Wargrave, Reading.

Applicant: Mr & Dr J Thurston .

Your observations are required in respect of this application **by 23/02/2001** .

---

no comment.

SIGNED: _____ DATE: 19/2/01

Clerk To Wargrave Parish/Town Council.

WE01DEBA

FROM: Farah Humayun

DATE: 30 January 2001

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
27 FEB 2001	
COPIES TO:	
	FILE:

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/3235

Proposal: Proposed single storey rear extension to dwelling..

Site Address: The Coppers, Penny Lane, Wargrave, Reading.

Applicant: Mr & Dr J Thurston .

Your observations are required in respect of this application **by 23/02/2001** .

no comment.

SIGNED: _____ DATE: 19/2/01

Clerk To Wargrave Parish/Town Council.

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

Tel: 0118 974 6482

Date: **30 January 2001**

My ref: F/2001/3235

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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/2001/3235
The Coppers, Penny Lane, Wargrave, Reading.
Proposed single storey 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/2001/3235**
The Coppers, Penny Lane, Wargrave, Reading.
Proposed single storey 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 Etheridge

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

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

Tel: 0118 974 6482

Date: **30 January 2001**

My ref: F/2001/3235

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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/2001/3235
The Coppers, Penny Lane, Wargrave, Reading.
Proposed single storey rear extension to dwelling.

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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/2001/3235**
The Coppers, Penny Lane, Wargrave, Reading.
Proposed single storey 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 Browne

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

Received by Wokingham District Council

Application No: F/2001/3235

Proposal:
Proposed single storey rear extension to dwelling.

Location:
The Coppers, Penny Lane, Wargrave, 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 23/02/2001. 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

30 January 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 23 JAN 2001	Map No. 14 Site 0.83
Officer: FH. Application No. F/2001/3235	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING

Location: COPPERS PENNY LANE

Parish: WARGRAVE Ward: Wargrave 30-01 01 B.

Applicant: MR & DR THURSTON

resubmission 2197 & 2196 refused.

Fee Received 95-00 (3) Required 00-00 Additional ..... Refund 95-00

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	red line?		
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Block plan needed.		
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 : 30.01.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape Area of landscape importance. ✓
Trees T.P.O.....
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:

No pre apps
Area of landscape importance
.....
Green belt

NEIGHBOURS:

Site notice & see map
.....
Extension would come 4 m from a Wildlife
Heritage Site
.....
A bridleway passes by the side of the site
Consult Waltham Parish (due to previous consultations)
.....
.....

Coppers
Penny Lane
Walgrave RG10 8PB

22 January 2001

23.JAN.2001* 3235

Ms Nicola Lake
District Planning Officer
Wokingham District Council
Planning Department
PO BOX 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Lake

I now write following my wife's telephone conversation with you last week in order to enclose a further planning application for a dining room extension at the rear of Coppers. In your conversation with my wife, you indicated that the problem with the previous application for a rear dining room extension was that it extended beyond the rear building line. The new application has been modified so that the extension is up to the existing building line and not beyond it. In these circumstances, and bearing in mind your conversation, we anticipate that you will be able to grant approval.

If we can be of any further assistance please do not hesitate to contact me. If there is nobody on our home number my direct dial at work is 020 7786 6117.

Many thanks

Yours sincerely

J P Thurston

Enc

1933

(1) COPPERS

ADDRESS PENNYS LANE PARISH WARGRAVE

PLOT No.

ORD. SHEET No. 7881 12

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
549/56	MRS. E. MORGAN	BUNGALOW	14.8.56	APP A
O/2324/61	"	O/L. HOUSE IN GARDEN	18.10.61	R
O/282/61	MR. "	2 STOREY "	5.10.61	R
O/16/62	"	O/L. 1 "	22.2.62	R
O/191/64	MR. BROWNLESS	"	25.3.64	R
O/2/69	MR & MRS MORGAN	"	27.1.69	R
66462	MR. M. HARTLEY	DEM. GARAGE & PORCH/ ERECT NEW GARAGE	W/DR	
8887	MR. I. HARE	ALT/ADD.	3.8.78	C
BR 9494	"	"	21.9.78	APP
10591	MR. I. TINSON	S/St. EXT & GARAGE	6.5.79	C
BR 10722	"	"	1.6.79	APP
BR 17206	"	STABLES	9.7.81	APP

MINISTRY DECISION O/2/69 - APPEAL REFUSED - 20.8.09

SPECIAL ORDERS

1933

(2) COPPERS

ADDRESS PENNYS LANE PARISH WARGRAVE

PLOT No.

ORD. SHEET No. 7881 12

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
16064	MR. T. TINSON	STABLES	27.8.81	C
BR21026	"	2/St. EXTENSION	6.7.83	APP
19480	"	S/St. "	30.6.83	C
28213	"	2/St "	2.9.87	C
BRA 3748	"	"	23.10.87	APP
38684	MR & MRS "	BUNGALOW & GARAGE IN GARDEN	14.2.92	R
F/2000/1218	Mr. & Mrs. Thurston	S/St. & 2 St. Exts	6.6.00	Ref
F/2000/2196	" "	S/St/S Ext.	10.11.00	Ref
F/2000/2197	" "	S/St/S Ext.	10.11.00	Ref
F/2000/2198	" "	Dormer & balcony	10.11.00	APP

MINISTRY DECISION 38684 - APPEAL DISMISSED - 3.6.92

SPECIAL ORDERS

1769a

23.JAN.2001* 3235

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1. APPLICANT'S NAME: MR & DR S. THURSTON
ADDRESS: COPPERS PENNY LANE WARGRAVE BERKS
POST CODE: RG10 8PB PHONE: 0118 940 1938

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME
ADDRESS
POST CODE
PHONE

3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.
SITE LOCATION: SEE PLAN

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
DINING ROOM EXTENSION - SINGLE STOREY REAR EXTENSION

5. Give the area in hectares or part of a hectare
AREA OF SITE: APPROX 2.00 hectares (2)

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: OWNER

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS: DINING ROOM EXTENSION 5113.1

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☒

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☒	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

SITING	☐	EXTERNAL APPEARANCE	☐
DESIGN	☐	MEANS OF ACCESS	☐
LANDSCAPING	☐		

1769b

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO

If yes, show existing route(s) and any proposed alternatives on the plans

A BRIDLEWAY PASSES BY THE SIDE OF THE SITE

13. ARE THERE ANY TREES ON THE SITE? YES/NO
IF YES, ARE ANY TO BE FELLED?

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

BRICK PAINTED WHITE
TILES AS EXISTING

15. HOW WILL THE SITE BE ENCLOSED?
Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

AS EXISTING - A MIX OF HEDGES / FENCING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

N/A

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING

19. HAS PROVISION BEEN MADE FOR THE DISABLED?
See notes for applicants

/

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	10 *	/	*	/	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO

If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED S P THURSTON ON BEHALF OF S P THURSTON DATE 22/1/2007

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'



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Development Control Section, Environmental Services, Wokingham District Council.

25 January 2001

Scale: 1 : 1250

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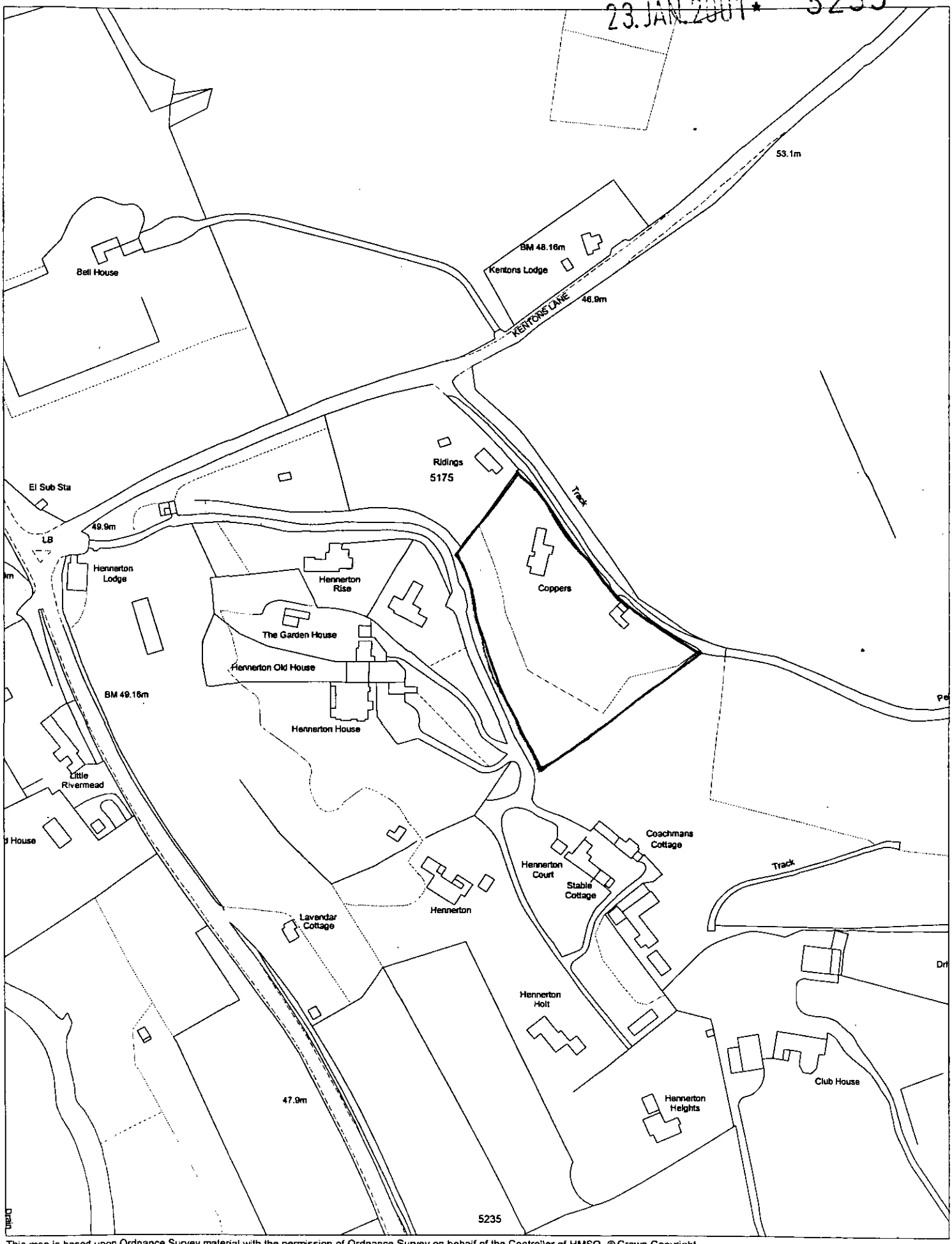

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Central Support Section, Environmental Services, Wokingham District Council.

29 January 2001 Scale: 1 : 2500

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