check currency of plans

APPLICATION NO:
**F/2000/0531**

LOCATION:
**21 Fordham Way, Lower Earley Reading.**

APPLICANT:
**Mr R Peacock C/O The TPA Design Company Ltd**

PROPOSAL:
**Proposed two storey side extension to dwelling.**

EARLIEST DATE FOR DECISION: **13/03/2000**

APPLICATION EXPIRY DATE: **29/03/2000**

CASE OFFICER: **Joss Miller**

DEC

RAILEX
Marbleboard

EASIFILE EP7

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr R Peacock**
**C/O The TPA Design Company Ltd**
**33A St Lukes Road**
**MAIDENHEAD**
**Berkshire**
**SL6 7DN**

**Application Number: F/2000/0531**

**Parish:** **EARLEY**

**Location:** **21 Fordham Way, Lower Earley, Reading**

**Proposal:** **Proposed two storey side 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. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

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

**Reason**

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

**Reason**

3. To ensure a satisfactory external appearance.

Head of Planning and Transportation
Date: 29 March 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.**

Tel: (0118) 974 6463

Date: 16.03.00

My ref: F/2000/0531

WOKINGHAM DISTRICT COUNCIL

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

**CONFIDENTIAL**

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

Dear Councillor

**Application Number: F/2000/0531**
**21 , Fordham Way, Lower Earley, Reading.**
**Proposed two storey side extension to dwelling.**

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 27.03.00

Yours faithfully

Chris Wood

Head of Planning and Transportation

CS
2 ... 2000
COPIES TO:
ACK:
FILE:

---

**LISTING FORM**
Case officer: **Joss Miller** Application Number: **F/2000/0531**
**21 , Fordham Way, Lower Earley, Reading.**
**Proposed two storey side extension to dwelling.**

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: [signature] Date: 27/3/00

Councillor F Rolls

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

PLANNING SERVICES
POL | HPT
DC | TLS
APP | ENF
CS
15 MAR 2000
COPIES TO: | ACK: | FILE:

# FACSIMILE

tpa
Terry Platt Architects
33A St Lukes Road Maidenhead Berkshire SL6 7DN

TO: WOKINGHAM DC

FAX No: 0118 9746484

Date: 14:03:00

Number of pages including this cover: 2

From: TERRY PLATT

Ref: F/2000/2531

Attention of: JOSS MILLER

From Fax 01628 412390

## MESSAGE

APPLICATION NO F/2000/2531

JOB 21 FORDHAM WAY, LOWER EARLEY

SIDE ELEVATION AS REQUESTED, FURTHER COPIES IN POST

If any pages are missing or illegible please call: 01628 412388 for replacements

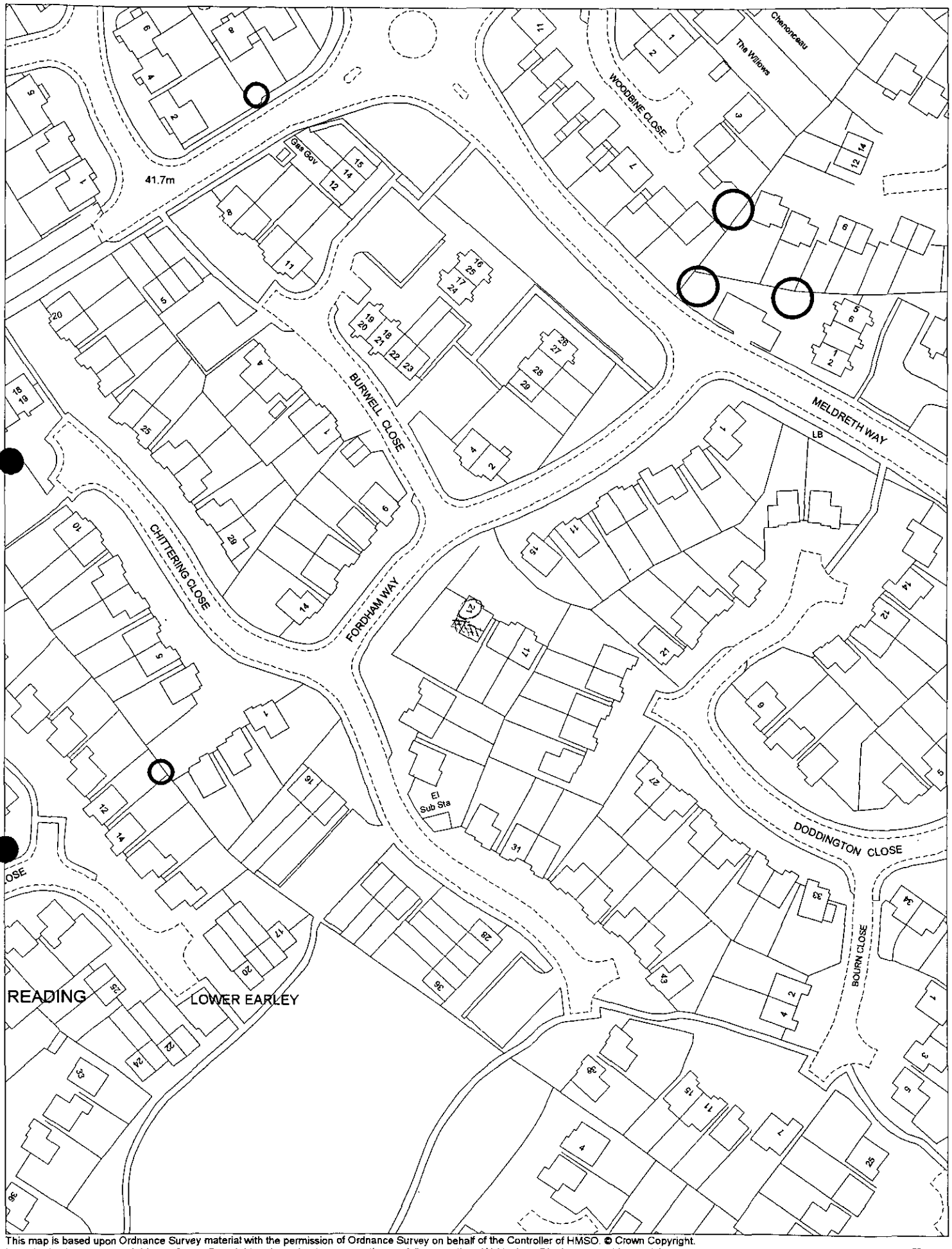
Email tplattarch@aol.com

tpa

962/02



Side Elevation ADDITIONAL PLAN




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.

8 February 2000 Scale: 1 : 1250

N W E S

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 15 May, 2000
My ref. BC/DC/2000/0531

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) 977 8909
DX: 33506 – Wokingham

R Peacock
c/o The TPA Design Co Ltd
33a St Lukes Road
Maidenhead
Berks
SL6 7DH

Dear Sirs

**PLANNING PERMISSION 2000/0531**
**SITE: 21 FORDHAM WAY, LOWER EARLEY, READING**

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0531 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Joss Miller
Planning Assistant

finalised

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | CASE OFFICER |
|---|---|
| PLANNING APPLICATION NUMBER | 0531 JM. |
| BUILDING CONTROL NUMBER. | FP 2000/0615 Martin |
| ~~APPLICANT~~/AGENT | The TLA Design Co Ltd. |
| ADDRESS OF SITE | 21. Fordham Way Lower EARLEY |
| DESCRIPTION OF PROPOSED WORK | 2 storey side ext |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | 962/101 | |
| ELEVATIONS | " | 962/01 |
| FLOOR PLANS | " | " |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 29/3/00 | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None | |
| IF YES, WHAT ARE THE DIFFERENCES ? | | |
| DATE | 12/5/00 | |

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

| | |
|---|---|
| COMMENCED ON SITE | |
| NO PLANNING DECISION | |
| NO PLANNING APPLICATION | |

**WORK SHEET FOR :** Joss Miller

**Application Number :** F/2000/0531

**Applicant :** Mr R Peacock C/O The TPA Design Company Ltd.

**Location :** 21, Fordham Way, Lower Earley, Reading.
**Proposal :** Proposed two storey side extension to dwelling.

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| | | |

**Date of Neighbour Notifications :** 18/2/00

**Date of Site Visit :** 21/2/00

**Date Registered : 02/02/2000**

**Earliest Date for Decision : 13/03/2000**

**Latest Consultation Date/Site Notice Expiry Date : 13/03/2000**

**Application Expiry Date: 29/03/2000**

**Consultation Responses :**
Landscape - care regarding oak at side of house.

**Planning Issues :**
Effect on street scene & neighbouring properties within Identified settlement.

**Application Number: F/2000/0531**

**Appraisal :**

This application is for a 2 storey side extn and a single storey front extension.

Neighbours.
The proposal is situated on the other side of the applicants house No 19 and 19 is therefore obscured from it in the main so minimising any impact on this neighbour. No 23 is situated to the rear of the applicant with the bathroom window on the rear footprint of the house approx 14m from 23's. The neighbour has 1 d/g window on the side elevation. All neighbouring properties are a sufficient distance from the extension to avoid any adverse impact regarding overbearing, overshadowing or overlooking.

Street scene.
The extension is set down from the main ridge height and set back from the front footprint by approx 1.4m. This would alleviate some of the bulk and massing of the extension. The proposal is approx. 12m from the highway to the side of the property with various bushes, shrubs and trees with a 1.8m fence on the boundary which will serve to reduce any impact on the street scene.

There are sufficient car parking spaces on the site to satisfy Council policies.

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

**Application Number F/2000/0531**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1. | SC01 | SR02 | |
| 2 | SC23 | SR06 | Parking & garaging |
| 3 | SCS3 | SR12 | Works |
| 4. | | | |

# RECORD OF SITE VISIT

SITE ADDRESS: 21 Fordham Way
Lower Earley Reading.

APPLICATION NUMBER: F/2000/0531

OFFICER: Joss Miller

DATE OF SITE VISIT: 21/2/00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS
Modern estate of detached houses.

3. DESCRIPTION OF SITE/BUILDING
① Detached house of brick & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES
1m. Ext on other side.
flank to road Street scene - see boundary treatment.
2m. Rear house - side elevation - 1 o/l window to landing

5. SITE CONSTRAINTS

TREES ✓

ACCESS/PARKING 3 spaces.

LEVELS \

BOUNDARY TREATMENT Laurel bush approx 4m high

OTHERS large tree to front boundary (8m)
smaller one to side (4m)
1.8m fence with 3 - 2.5m shrubs on outside.

Tel: (0118) 974 6463

Date: 16.03.00

My ref: F/2000/0531

**CONFIDENTIAL**

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

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/2000/0531**
**21 , Fordham Way, Lower Earley, Reading.**
**Proposed two storey side extension to dwelling.**

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 27.03.00

Yours faithfully

Chris Drew
Head of Planning and Transportation

---

**LISTING FORM**
Case officer: **Joss Miller** Application Number: **F/2000/0531**
**21 , Fordham Way, Lower Earley, Reading.**
**Proposed two storey side extension to dwelling.**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Rolls

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6463

Date: 16·03·00

My ref: F/2000/0531

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

**CONFIDENTIAL**

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

**Application Number: F/2000/0531**
**21, Fordham Way, Lower Earley, Reading.**
**Proposed two storey side extension to dwelling..**

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Chris Ward

Head of Planning and Transportation

Tel: (0118) 974 6463

Date: 16.03.00.

My ref: F/2000/0531

WOKINGHAM DISTRICT COUNCIL
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

**CONFIDENTIAL**

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

**Application Number: F/2000/0531**
**21, Fordham Way, Lower Earley, Reading.**
**Proposed two storey side extension to dwelling..**

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

FROM: Joss Miller

DATE: 18 February 2000

## EARLEY TOWN CONSULTATION SHEET

DC
CS
COPIES TO:

**Application Number:** F/2000/0531

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

**Site Address:** 21 , Fordham Way, Lower Earley, Reading.

**Applicant:** Mr R Peacock C/O The TPA Design Company Ltd.

Your observations are required in respect of this application **by 13/03/2000** .

---

NO OBJECTION

SIGNED: _____ DATE: 23 MAR 2000

CLERK TO

TO: **DEVELOPMENT CONTROL**
Joss Miller

FROM: Environmental Design

DATE: 3rd March 2000

**Location: 21 Fordham Way Lower Earley**

**Proposal:** Proposed two storey side extension to dwelling

Application Number: F/2000/0531

In response to your consultation dated 18thth February 2000 for the above application, the landscape comment is as follows:

The application is acceptable provided that care is taken to protect the mature oak tree at the side of the garage drive.

The oak is one of a remnant line of old oaks. The applicant's attention is drawn to BS 5837:1991: *guide for trees in relation to construction.* Care must be taken to avoid damage to the roots, trunk and branches of the tree and any excavations within the spread of the roots must be by hand. The existing ground level within the root spread should not be altered.

Patricia Green,

Patricia Green
Landscape Consultant

**HIGHWAYS CONSULTATION SHEET**

**From:** Joss Miller

**Date:** 18 February 2000

**Application Number:** F/2000/0531

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

**Site Address:**
21 , Fordham Way, Lower Earley, Reading.

**Applicant:**
Mr R Peacock C/O The TPA Design Company Ltd.

Your observations are required in respect of this application within **7 days** of the above date.

---

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

---

SC 23- PARKING & GARAGING (SR 06)

**Signed:** N.S. Trotter **Print name:** N TROTTER

25-2-00

**Received by Wokingham District Council**

# Application No: F/2000/0531

**PROPOSAL:**
Proposed two storey side extension to dwelling.

**LOCATION:**
21 , Fordham Way, Lower Earley, Reading.

**The application is available for inspection at the locations & during the times detailed below:**

**WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.**
**(TEL: (0118) 974 6428)**
**OR**
**WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday)**
**OR**
**EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.**
**(TEL: (0118) 986 8995)**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/03/2000. 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 of Planning and Transportation**

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: 02 FEB 2000 | |
| Officer: JM | Application No. F/2000/0531 |

**Map No.** ..... Site 07

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 21 FORDHAM WAY

Parish: EARLEY Ward: Redhatch

Applicant: MR PEACOCK

**Fee** Received 95-00 Required ..... Additional ..... Refund .....

(9)

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 | | phoned agent 10/2 | |
| 4 | Correct S 66 certificate | Increasing width of driveway. Serve notice on WDC + change to Cert B | Not onto highway Just drive way | |
| 5 | Elevation plans | Elevation of new dropped kerb. | | |
| 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 : 18/02 Parish Council Informed - YES ~~NO~~

### INTERNAL CONSULTATIONS

| | |
|---|---|
| Building Control | NF: ..... |
| Landscape | NK: ..... |
| (Trees) | (NK:) ✓ 18/02 |
| 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:) ✓ 18/02 |

### 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 + 23 & 19 Fordham Way, Lower Earley ✓ 18/02

.....

.....

.....

.....

.....

.....

.....

.....

tpa

Terry Platt Architects

33A St Lukes Road Maidenhead Berks SL6 7DN

Tel.01628 412388 Fax. 01628 412390

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

962/la01
01 February 2000

02.FEB.2000* 0531

Dear Sir,

***IREF 21 Fordham Way, Lower Earley.***

I enclose the following documents in respect of a full planning application to construct a two storey side extension to the above property:

1. Six copies of drawing No 962/01
2. Six copies of Planning Application forms 'Part 1'.
3. One copy of Certificate 'A'
4. A planning fee cheque, for the sum of £95.00.

The existing garage will be demolished to allow the extension to be constructed. The driveway will be increased in width to allow one additional car to be parked on the site, giving a total of three parking spaces, as required by the district highway authority.

The extension will have no impact on neighbouring properties. All materials will match those used for the existing dwelling.

Please call this office if you have any queries.

Yours faithfully,

Terry Platt R.I.B.A M.L.I.
Director
**The TPA Design Co Ltd**
cc Mr R Peacock

ADDRESS 21 FORDHAM WAY PARISH BARLEY

PLOT No. 85 AREA PI LOWER BARLEY ORD. SHEET No. 54.7570

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 18052 | BRYANT | DET. MODEL & GARAGE | 25.9.82 | N/A C/A |
| BR19463 | " | " | 17.11.82 | APP. N/A |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

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.**

## CERTIFICATE A

02.FEB.2000* 0531

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.

(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 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

**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.

- 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) .....

.....

(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).

- 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 R. Peacock

Date 01/02/00

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

1769a

# 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**

02.FEB.2000* 0531

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | R. PEACOCK |
| | ADDRESS | Elmfield, Blakes Lane<br>Hare Hatch |
| | POST CODE | RG10 9TA PHONE 0118 940 6044 |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | The TPA Design Company Ltd |
| | ADDRESS | 33A St Lukes Rd<br>Maidenhead |
| | POST CODE | SL6 7DN PHONE 01628 412388 |
| 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 | 21 Fordham Way<br>Lower Earley |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | Two storey side extension to provide new garage, utility room and bedroom with en-suite bathroom. |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 0.0800 ha. |
| 6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee | OWNERSHIP | Owner |
| List all the plans and drawings submitted with the application | PLANS/DRAWINGS | 962/01 |

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 | ☐ | | |

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

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

Tiles & Bricks to match 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.

Existing fences & hedges

16. HOW WILL SURFACE WATER BE DISPOSED OF?

To new soakaway

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

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

No

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 | N/A / * | / * | / * |
| 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.

£95.00

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 T. [signature] ON BEHALF OF R. Peacock DATE 01/02/00

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".