APPLICATION NO:
F/2002/8112

LOCATION:
24 Grazeley Road, Three Mile Cross Reading.

APPLICANT:
Dr & Mrs A Waite C/O Mr H R Mitchell

PROPOSAL:
Proposed first rear extension to dwelling,rear dormer roof extension , single storey front extension with covered carport and gates to side and first floor extension to existing garage.

EARLIEST DATE FOR DECISION: **06/02/2003**

APPLICATION WILL HAVE EXPIRED ON:
03/03/2003

CASE OFFICER: **Louise Smith**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Dr & Mrs A Waite
C/O Mr H R Mitchell
2 Ragley Road
Nuneaton
Whitestone Park
Warks
CV11 6SU

Application Number: F/2002/8112

Parish: **SHINFIELD**

Location: **24, Grazeley Road, Three Mile Cross, Reading.**

Proposal: **Proposed first floor rear extension to dwelling, rear dormer roof extension , single storey front extension with covered carport and gates to side and first floor extension to existing garage.**

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, the reasons for which are specified hereunder.

Reason
1. The proposed first floor rear extensions, by reason of their scale, form and siting would be visually intrusive and overbearing when viewed from No. 22 Grazeley Road, to the detriment of the residential amenity of its occupiers. As such, it is contrary to policy EN1 of the Berkshire Structure Plan, policy LBE2 of the Loddon Area Local Plan and policy WOS3 of the Wokingham District Local Plan (as proposed to be modified).

Reason
2. The velux windows proposed in the east side elevation of the rear dormer extension would result in an unacceptable amount of overlooking to the neighbouring site. As such it is contrary to policy LBE2 of the Loddon Area Local Plan and policy WOS3 of the Wokingham District Local Plan (as proposed to be modified).

Reason
3. The proposed garage extension, by reason of its scale, bulk and siting would be visually intrusive and overbearing when viewed from neighbouring sites and represent an overdevelopment of the site. The proposed front and side first floor windows would result in direct overlooking of neighbouring properties, thus being detrimental to the amenity of neighbouring properties. As such it is contrary to policy EN1 of the Berkshire Structure Plan, policies LBE1 and LBE2 of the Loddon Area Local Plan and policy WOS3 of the Wokingham District Local Plan (as proposed to be modified).

Informative
1. This refusal is in respect of the Ordnance Survey Site Location Plan and Plan numbers 1, 2, 7 and 6a, received by the Local Planning Authority on 6 January 2003.

Informative
2. 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, LTV1, LT5 and LT6.

Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WOS2, WT7 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 28/02/2003

Notice checked by: _____

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

06. JAN. 2003 8112

WORK SHEET FOR : Louise Smith

Application Number : F/2002/8112

Applicant : Dr & Mrs A Waite C/O Mr H R Mitchell.

Location : 24, Grazeley Road, Three Mile Cross, Reading.
Proposal : Proposed first rear extension to dwelling,rear dormer roof extension , single storey front extension with covered carport and gates to side and first floor extension to existing garage.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 29/1/3

Date Registered : 06/01/2003

Earliest Date for Decision : 06/02/2003

Latest Consultation Date/Site Notice Expiry Date : 06/02/2003

This application <u>will have expired on</u>: <u>03/03/2003.</u> 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 :
Property - no comment

Planning Issues :
cd Sett.
SW. Sc.
Neighb.
Highways.

Application Number: F/2002/8112 – 24 Grazley Road

Appraisal:

Development

The site is a semi-detached dwelling, situated within the identified settlement boundary of Three Mile Cross. The application being considered proposes first floor rear extension, rear dormer extension, single storey front extension, carport to side with covered gates and first floor extension to existing garage.

1. Impact upon neighbouring properties

   No significant adverse impacts are considered for No. 26, the semi-detached dwelling to the west of the site, given the distance between the flank walls of the two properties (c.4.9m) and the form of the proposed extension.

   The first floor rear extension would project 1.2m along the party boundary with No. 22 and a further 2m beyond this at a distance of 2.3m from this party boundary. Despite the roofline of the 1.2m projection being very modest the additional massing added by the design and form of the larger first floor rear extension and bulky dormer window above, would create a poor outlook from the neighbouring property, detrimental to the residential amenity of the occupants. This neighbour has a single storey rear extension and the ground floor, kitchen window is recessed behind this element on the main rear wall adjacent to the proposed development at No. 24. As such the proposed development at the adjoining property would create an overbearing and tunnelling impact on this property. The relationship exerted by the proposed development in relation to this neighbour would be contrary to householder SPG.

   The proposed velux windows in the east side elevation of the rear dormer window would create an unacceptable amount of overlooking into the immediate rear garden and amenity space of No. 22 Grazeley Road.

   Due to the scale and siting of the proposed single storey front and side extensions, no adverse impacts are considered.

   The proposed first floor garage extension would add significant massing to the existing structure (proposed ridge height of 6.4m). Given the proximity to the dwellinghouse, the narrow plot and the scale and form of the proposed garage, it would be considered an over-development of the site, giving a cramped view of the site from the street scene. Furthermore, given the proximity to neighbouring dwellings and scale of the proposed garage, it is considered visually intrusive and overbearing, detrimental to the residential amenity of neighbouring sites. The proposal would represent an un-neighbourly form of development. Furthermore, the proposed front and side elevation windows at first floor level would result in direct overlooking of neighbouring properties.

2. Impact upon the character of the area
   The staggered form of the first floor rear extension and dormer window in the roofline is not an uncommon design that would be found on Victorian properties. Despite being partially visible from Grazeley Road and Wallace Road it is not considered to be significantly detrimental to the character of the street scene to warrant a refusal. No. 44 Grazeley Road has bulky front and rear dormers, which dominate the roofline of the bungalow (set very close to the ridge of the roof) and appear very prominent in the street scene.

   The application dwelling is part of a collection of former semi-detached Council properties that were designed in a uniform fashion. However, several properties have been extended to date. Some of the properties have constructed front porches and it is noted that No. 34, a detached property to the west of the site, has a bulky gable end porch that is very prominent in the street scene.
   No significant adverse impacts are considered for the street scene.

3. Impact upon highway safety (parking provision)
   There would be sufficient on site parking capacity.

Approval:	**Refusal:**
	✓

Application Number F/2002/8112
~~Conditions~~/Reasons for Refusal first floor rear extensions

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposed ~~first floor rear extension~~, by reason of its scale, form and siting, would be ~~to be~~ visually intrusive and overbearing when viewed from No. 22 Grazeley Road, to the detriment of the residential amenity of its occupiers. As such it is contrary to policy EN1 of the BSP, policy LBE2 of LALP and WOS3 of WDLP.
2			The velux windows proposed in the east side elevation of the rear dormer extension would result in an unacceptable amount of overlooking to the neighbouring site. As such it is contrary to policy ~~LBE2~~ LBE2 of LALP and policy WOS3 of WDLP.

NB see additional reasons overleaf →

This ~~approval~~/ refusal (~~delete as applicable~~) is in respect of the OS Site Location Plan and Plan No's ....1, 2, 7, 6a , received by the LPA on ~~27/2~~ 6/1/3

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LTV1 LT5 LT6
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WOS2 WT7 WT6
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: EN1.
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: J.S. Ardagh
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 27/2/03

GWP

RECORD OF SITE VISIT

SITE ADDRESS: 24 Grazeley Road
Three Mile Cross Reading.

APPLICATION NUMBER: F/2002/8112

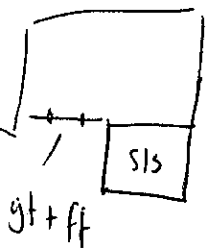
OFFICER: Louise Smith

DATE OF SITE VISIT: 29/1/3

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS
Res rd - 2/S semis, detached 2/S + bungalows.
detached gges to rear/side.
stretch of 2/S semi excessive houses No 13 2/S side ext - porch modifications pred. mono pitch 5m scale

3. DESCRIPTION OF SITE/BUILDING
2/S semi, S/S flat roof rear ext. long plot.
detached pitched roof shallow, gable end gge to rear.



4. RELATIONSHIP TO ADJOINING PROPERTIES
adjoins No 22 - no front porch.
S/S rear ext

No 26, 5m side windows x 2 gf 1 x ff - hallway
2m S/S mono pitch, rear ext.
1st floor bedroom window
c. 1.3m to mid point.

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING 4/5

LEVELS level.

BOUNDARY TREATMENT sides 2m ch/fencing

OTHERS
No 44 - large flat roof front + rear dormers
No 34 - lg bulky front porch - gable end.



4. The proposed garage extension, by reason of its scale, bulk and siting would be visually intrusive and overbearing when viewed from neighbouring sites and represent an overdevelopment of the site. The proposed front and side first floor windows would result in direct overlooking of neighbouring properties, thus detrimental to the amenity of neighbouring properties. As such it is contrary to policy EN1 of BSP, policies LBE1 + LBE2 of the LALP and policy WOS3 of WDLP.

5. ~~The proposed garage extension, by reason of its scale, bulk and siting in close proximity to the dwellinghouse would represent an overdevelopment of the site, creating a cramped development in the street scene.~~

~~As such it is contrary to policy EN1 of BSP, policies LBE1 + LBE2 of the LALP + policies WBE1 + WOS3 of WDLP.~~

PUT INTO ONE REASON.

Louise Smith

From: Peter Anderson
Sent: 28 January 2003 15:21
To: Louise Smith
Subject: F/2002/8112

Tel. 0118 974 6720
Email. Peter.Anderson@wokingham.gov.uk
Fax. 0118 974 6724
Date.28 January 2003
My ref. PJA F/2002/8112
Your ref.
File ref:

Support Services Department
P.O. Box 151
Shute End, Wokingham
Berkshire RG40 1WH
Tel: (0118) 974 6000
Fax: (0118) 978 9078
Minicom No: (0118) 974 6691
DX: 33506 – Wokingham

Dr & Mrs A Waite,
C/o Mr H R Mitchell,
2, Ragley Road,
Whitestone Park,
Nuneaton, Warwicks
CV11 6SU

Dear

24, Grazeley Road, Three Mile Cross, Shinfield

I write with regard to your planning application in respect of the above property. You may or may not be aware that under the terms of the sale of the property consent must be obtained from the Estates Unit, acting for the Council as previous owner, for any improvements or building works. This consent is completely separate from planning approval and neither should be seen as alternatives to the other. It should be sought, once the Planning Committee has given their approval for the work.

Yours faithfully

Peter J Anderson
Technical Assistant, Estates Unit
For Head of Property

* PRE-APP ATTACHED *

Application Number : F/2002/8112	**Map No :** 44 78
Case Officer : LS	**Site Area :** 0.06
Valid Date : 06 JAN 2003	**Received Date: 02/12/2002**

Level : Delegated Application

Description : Proposed first rear extension to dwelling,rear dormer roof extension , single storey front extension and first floor extension to existing garage. (with covered carport and gate to side)

Location : 24, Grazeley Road, Three Mile Cross, Reading.

Parish : SH **Ward : SHI**

Applicant : Dr & Mrs A Waite C/O Mr H R Mitchell.

Fee Required: £110 **Fee Received: £110** (3)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	- Other side elev. of garage - Front elevation of garage should show staircase.	10/12	06 JAN 2003
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	Confirm no encroachment - both side boundaries	10/12	None.
OTHER			06 JAN 2003

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

● Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

● Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

NEIGHBOURS

S/N + see map

Pre-app attached

OTHERS

Note to officer: Site lies within a Groundwater Protection Zone — Planning informatives required.

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

Tel: (0118) 974 6463

Date: 13 January 2003

My ref: F/2002/8112

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/8112
24, Grazeley Road, Three Mile Cross, Reading.
Proposed first rear extension to dwelling,rear dormer roof extension , single storey front extension with covered carport and gates to side and first floor extension to existing garage.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/8112**
24, Grazeley Road, Three Mile Cross, Reading.
Proposed first rear extension to dwelling,rear dormer roof extension , single storey front extension with covered carport and gates to side and first floor extension to existing garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor M Bryant
**********FILE COPY**********

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

Tel: (0118) 974 6463

Date: 13 January 2003

My ref: F/2002/8112

WOKINGHAM UNITARY
Aiming for Excellence

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

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/8112
24, Grazeley Road, Three Mile Cross, Reading.
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/8112**
24, Grazeley Road, Three Mile Cross, Reading.
Proposed first rear extension to dwelling,rear dormer roof extension , single storey front extension with covered carport and gates to side and first floor extension to existing garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor B Patman

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

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

Tel: (0118) 974 6463

Date: 13 January 2003

My ref: F/2002/8112

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/8112
24, Grazeley Road, Three Mile Cross, Reading.
Proposed first rear extension to dwelling,rear dormer roof extension , single storey front extension with covered carport and gates to side and first floor extension to existing garage.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/8112**
24, Grazeley Road, Three Mile Cross, Reading.
Proposed first rear extension to dwelling,rear dormer roof extension , single storey front extension with covered carport and gates to side and first floor extension to existing garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor A Pollock
**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/8112

Proposal:
Proposed first rear extension to dwelling,rear dormer roof extension , single storey front extension with covered carport and gates to side and first floor extension to existing garage.

Location:
24, Grazeley Road, Three Mile Cross, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8112 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/02/2003. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

13 January 2003

Organisation_Name	Building_Name	address1	Postcode
		22GRAZELEY ROADREADING	RG7 1BJ
		24GRAZELEY ROADREADING	RG7 1BJ
		26GRAZELEY ROADREADING	RG7 1BJ
		21GRAZELEY ROADREADING	RG7 1BL
		23GRAZELEY ROADREADING	RG7 1BL
		25GRAZELEY ROADREADING	RG7 1BL
		15WALLACE GROVEREADING	
		11WALLACE GROVEREADING	
		9WALLACE GROVEREADING	
		7WALLACE GROVEREADING	
		5WALLACE GROVEREADING	
		3WALLACE GROVEREADING	

06.JAN.2003 8112

06 JAN 2003 8112

Tel. (0118) 974 6429 or 6433

Date: 10 December 2002

Your Ref:

My Ref: F/2002/8112

WOKINGHAM UNITARY
Aiming for Excellence

Dr & Mrs A Waite
C/O Mr H R Mitchell
2
Ragley Road
Nuneaton, Whitestone Park
Warks
CV11 6SU

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 Sir/Madam

Reference Number: 2002/8112

Site Address: 24, Grazeley Road, Three Mile Cross, Reading.

Proposal: Proposed first rear extension to dwelling,rear dormer roof extension , single storey front extension and first floor extension to existing garage.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please submit other side elevation of garage, and front elevation of garage should show staircase.

Please confirm in writing if there is any encroachment at both side boundaries.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

06.JAN.2003 8112

Tel. (0118) 974 6429 or 6433

Date: 10 December 2002

Your Ref:

My Ref: F/2002/8112

06 JAN 2003

Dr & Mrs A Waite
C/O Mr H R Mitchell
2
Ragley Road
Nuneaton, Whitestone Park
Warks
CV11 6SU

WOKINGHAM UNITARY
Aiming for Excellence

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 Sir/Madam

Reference Number: 2002/8112

Site Address: 24, Grazeley Road, Three Mile Cross, Reading.

Proposal: Proposed first rear extension to dwelling,rear dormer roof extension , single storey front extension and first floor extension to existing garage.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please submit other side elevation of garage, and front elevation of garage should show staircase. Please see drg 6a.

Please confirm in writing if there is any encroachment at both side boundaries.
note on drg 7

Please re-submit the proposal with the amendments and/or additional information requested above. Herewith.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

Environmental Services

For office use only. 06 JAN 2003 8112
Application number:

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.

WOKINGHAM UNITARY
Aiming for Excellence

8112 02 DEC 2002

1	Your name	DR + MRS AAC WAITE
	Address and postcode	24 GRAZELEY ROAD THREE MILE CROSS BERKS RG7 1BJ
	Phone number	0118 9882 880
2	Agent's Name	MR H. R. MITCHELL MBIAT ACIOB
	Address and postcode	2 RAGLEY ROAD NUNEATON, WHITESTONE PARK WARKS CV11 6SU
	Phone number	02476 343342
3	Site	AS 1 above
	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.	
4	Give brief details of the proposal for example, two storey side extension. About the application	EXTEND FRONT LOUNGE TWO STOREY REAR EXTENSION + extension to garage
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.	BRICKWORK TO MATCH EXISTING RENDER TO MATCH EXISTING ROOF TILES AS 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: 03	Proposed: 03
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 24.09.02

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

ADDRESS 24 GRAZELEY ROAD

PARISH SHINFIELD (71)

PLOT No.

ORD. SHEET No. SU7068-7168

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR12760	Mr Heath	Kitchen extn.	1. 2. 80.	app N/A
12604	"	"	13.3.80	N/A C/A
BR15821	Mr Heath	Front porch & Conservatory	30. 10. 80	app N/A
14496	"	"	18.12.80	N/A C/A
F/2001/3321	Bewley Homes R/O	Erect 29 Dwellings & demolish 32 Grazeley Rd.	11.4.01	C/A
F/2002/8112	Dr & Mrs Waite	1st R. ext, R dorm ext		
		S/St Fr. ext + 1st fl ext to Gar		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2002/8112**
CASE OFFICER: **Louise Smith**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				