APPLICATION NO:
F/2000/2842

LOCATION:
Yewcroft House Crazies Hill, Wargrave Reading.

APPLICANT:
Mr & Mrs Robson C/O Greg Farrell

PROPOSAL:
Proposed first floor side extension to dwelling.

EARLIEST DATE FOR DECISION: **22/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 15/01/2001

CASE OFFICER: **George Allpress**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Robson
C/O Greg Farrell
43 Wendover Way
Tilehurst
Berkshire
RG30 4RU

Application Number: F/2000/2842

Parish: **WARGRAVE**

Location: **Yewcroft House, Crazies Hill, Wargrave, Reading.**

Proposal: **Proposed first floor 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. 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 elevations of the extensions hereby approved 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 Policies C3 and C4.

Loddon Area Local Plan Policies LTV2 and LBE1.

Green Belt Local Plan Policy 9.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

John Mitchell
Development Control Manager
Date: 12/01/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2842	GH
BUILDING CONTROL NUMBER.	H 2002/2628	North
~~APPLICANT~~/AGENT	Greg Farrell	
ADDRESS OF SITE	Yewcroft House Cragg Hill HARGRAVE	
DESCRIPTION OF PROPOSED WORK	First floor side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	recd 18/1/02	recd 20/11/00
ELEVATIONS	— "	— "
FLOOR PLANS	Robert 01B	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - slight differences to elevations	
DATE	21/1/02	

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	

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

Tel: 0118 974 6442

Date: **28 November 2000**

My ref: F/2000/2842

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/2000/2842
Yewcroft House, Crazies Hill, Wargrave, Reading.
Proposed first floor side 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2842**
Yewcroft House, Crazies Hill, Wargrave, Reading.
Proposed first floor side 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**********

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

Tel: 0118 974 6442

Date: **28 November 2000**

My ref: F/2000/2842

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/2000/2842
Yewcroft House, Crazies Hill, Wargrave, Reading.
Proposed first floor side 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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2842**
Yewcroft House, Crazies Hill, Wargrave, Reading.
Proposed first floor side 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**********

Received by Wokingham District Council

Application No: F/2000/2842

Proposal:
Proposed first floor side extension to dwelling.

Location:
Yewcroft House, Crazies Hill, 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/12/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

28 November 2000

WORK SHEET FOR: George Allpress

Application Number: F/2000/2842

Applicant: Mr & Mrs Robson C/O Greg Farrell.

Location: Yewcroft House, Crazies Hill, Wargrave, Reading.

Proposal: Proposed first floor side extension to dwelling.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		04/12/00

Date of Neighbour Notifications : 28/11/00

Date of Site Visit : 14/12/00

Date Registered : 20/11/2000

Earliest Date for Decision : 22/12/2000

Latest Consultation Date/Site Notice Expiry Date : 22/12/2000
26/12/00 (GA)

This application will have expired on: 15/01/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - recommend approval subject to appropriate conditions.

Wargrave Parish Council - The Parish Council considers the provision of a pitched roof as opposed to the existing flat roof is an improvement to the appearance and continues the existing lines of the house.

The occupant of the adjacent no.4 Holly Cross writes to object to the development. The extension is considered to affect their property, obstructing light to their conservatory and overlook their property.

At the time of writing no further comments have been received.

Planning Issues : The issues addressed by this application are: (A) neighbour amenity (WBE1 and WOS3 of the Wokingham District Local Plan); (B) impact upon the open character and amenity of the Green Belt (Policy 9 of the Green Belt Local Plan for Berkshire and WOS3, WGB1 Wokingham District Local Plan); and C parking and highway safety.

Application Number: F/2000/2842

Appraisal :

The application property is one of a small group of residential buildings situated the designated Green Belt. It is a large two storey house with the upper storey accommodated within the roof void. The roof form is ridged with gable projections to both front and rear. The dwelling is accessed by a private, unmade, drive which serves this and the adjoining dwellings known as Holy Cross. The aspect to the north west has the character of a sporadic settlement and that to the south east of open countryside.

The application property lies broadly NE to SW, with its frontage facing NW. The existing dwelling has a ridge roof linking two gabled bays to either side. On each side the property has been extended at single storey, that to the SW comprising garage and that to the NE a living room. The application proposes building over the NE wing/extension to form additional accommodation. The roof form of the proposed would mirror that of the existing dwelling.

Relevant Planning History

On the 19th July 2000 planning permission was granted: at Lane End, Hollycross, Crazies Hill: for a replacement of existing flat roof with pitched roof including additional rooms in loft space and a conservatory (F/2000/1054).

The application was granted planning permission despite a previous refusal of planning permission for a similar scheme and against officer advise.

The current proposal is not considered to be so dissimilar in either circumstances or form. Part of a gap between this and the neighbouring dwelling would be enclosed. However, the roof profile of the proposed is a relatively low profile one, a partial gap between buildings would therefore remain, and the open character of the green belt would be maintained in line with the recent Local Planning Authority interpretation of the relevant Policy in this particular location. The current application if granted permission would not therefore be regarded as setting a precedent for similar developments elsewhere in the green belt.

Turning to neighbour amenity: the adjacent no.4 Holly Cross is the only adjacent dwelling with the potential to be impacted upon. No.4 has a conservatory at rear in close proximity to the boundary. However the relationship between the two buildings is such that the conservatory would not be materially impacted upon. No.4 does have side windows but they are to either non habitable room windows or to secondary windows, and as such a material loss of light would not result.

A new window would be introduced in closer proximity to the boundary with no.4, however the relationship between the two houses is such that it is considered that a loss of privacy would not arise.

In terms of parking and highway safety. Highways have raised no highway safety issues and there is sufficient on site space to achieve parking in compliance with local plan policies.

Recommendation: Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number: F/2000/2842
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
hereby approved.....			INSERT: .....in the side elevations of the extensions
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy C3, and C4; WBE1 and WOS3 of the Wokingham District Local Plan); Policy 9 of the Green Belt Local Plan for Berkshire, Loddon Area Local Plan LTV2 and LBE1.

12/1/07

RECORD OF SITE VISIT

SITE ADDRESS: Yewcroft House, Crazies Hill, Wargrave, Reading.

APPLICATION NUMBER: F/2000/2842

OFFICER: George Allpress

DATE OF SITE VISIT: 14/12/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Small group of houses within rural settlement within Green Belt.

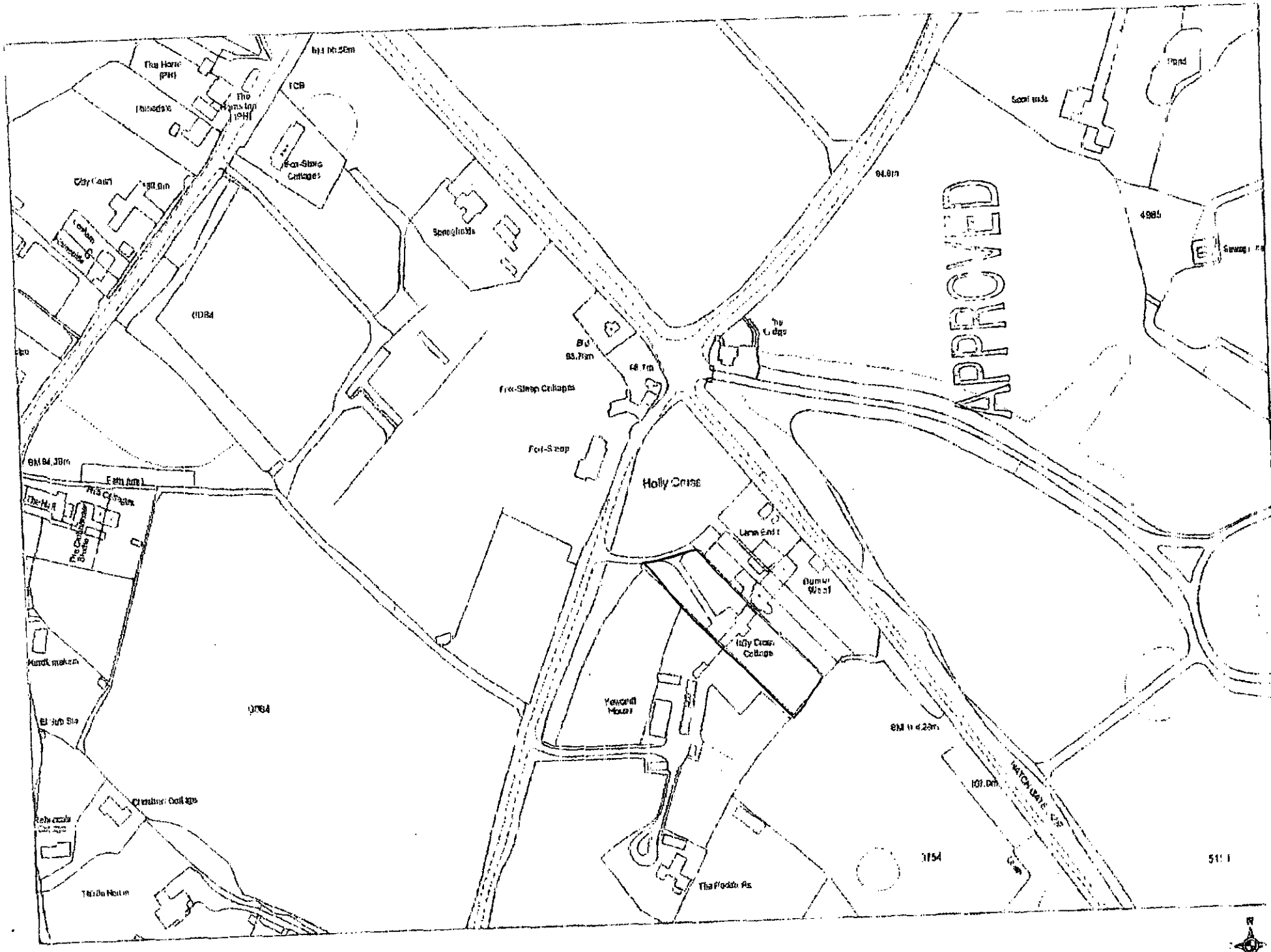
3. DESCRIPTION OF SITE/BUILDING Detached two storey single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.4 to the north east - no other properties impacted upon.

5. SITE CONSTRAINTS

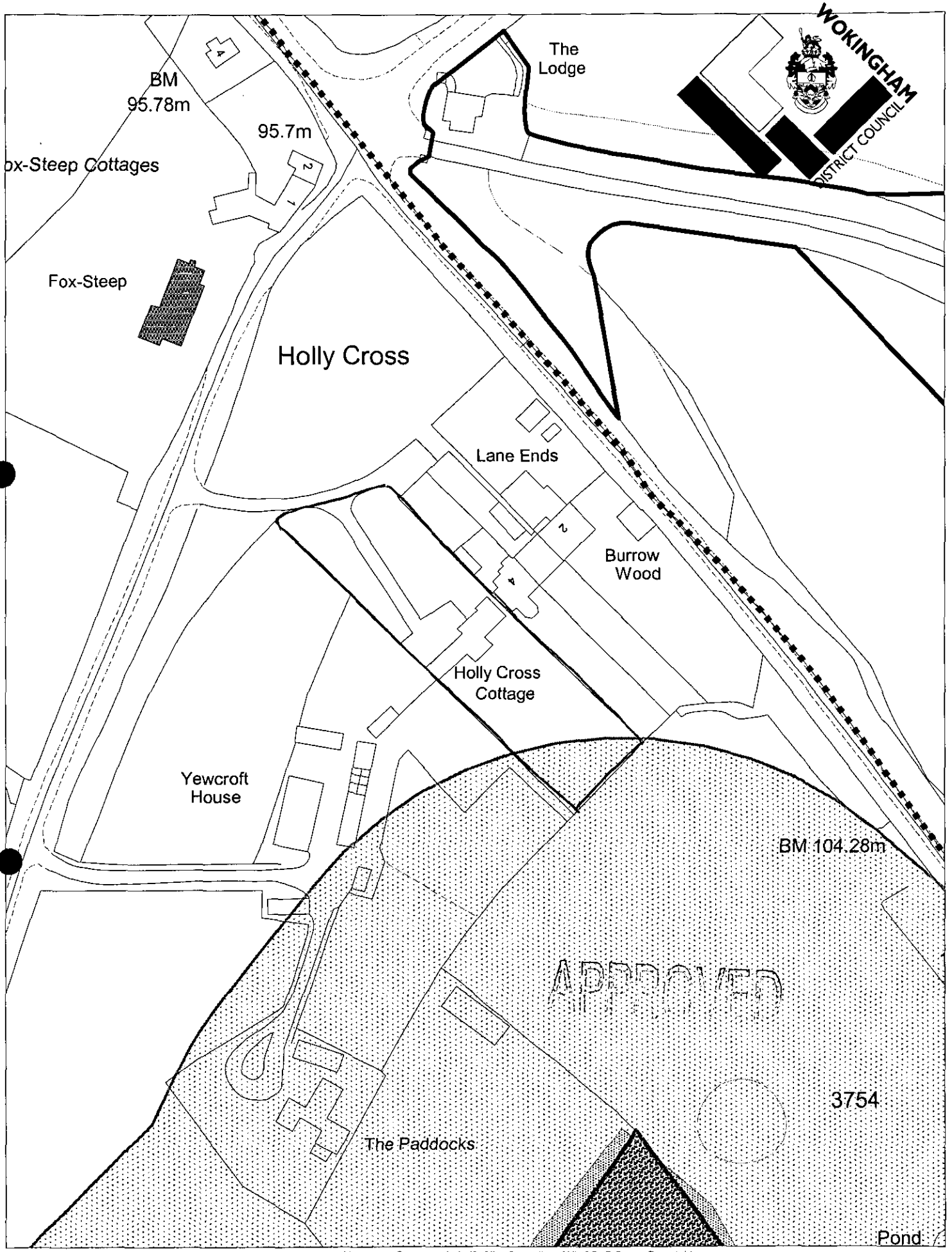
TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Private drive with ample parking to front and double garage.
LEVELS	Level.
BOUNDARY TREATMENT	Mixed hedge and timber fencing - 3 plus metre high hedge to boundary with no.4.
OTHERS	Green Belt

2842



Scale: 1:1250

20.NOV.2000 2842



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.
24 November 2000 Scale: 1 : 1250

Applicationo	Name & Address
F/2000/2842	S Turnbull 4 Holly Cross Crazies Hill Wargrave

App. approved
Letter sent 17/01/01

WEOIOEBA

R

PART REGISTER
DELEGATED

FROM: George Allpress

DATE: 28 November 2000

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/2842

Proposal: Proposed first floor side extension to dwelling..

Site Address: Yewcroft House, Crazies Hill, Wargrave, Reading.

Applicant: Mr & Mrs Robson C/O Greg Farrell.

Your observations are required in respect of this application **by 22/12/2000** .

No objection

The Parish Council considers the provision of a pitched roof as opposed to the existing flat roof is an improvement to the appearance and continues the existing lines of the house.

SIGNED: [signature] DATE: 18/12/00

Clerk To Wargrave Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 28 November 2000

Application Number: F/2000/2842

Proposal: Proposed first floor side extension to dwelling.

Parish: WARGRAVE PARISH

Site Address:
Yewcroft House, Crazies Hill, Wargrave, Reading.

Applicant:
Mr & Mrs Robson C/O Greg Farrell.

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

✓ below as applicable;

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

C122, R122.

Signed: _____ **Print name:** Adam Coggins

5/12/00.

4 Holly Cross
Crazies Hill
Wargrave
Reading

PLANNING SERVICES
POL | TLS
DC | ENF
APP
CS 085 | GA
14 DEC 2000
COPIES TO: | ACK:
FILE:

8 December 2000

SES/ls

Planning Officer
Wokingham District Council
Shute End
Wokingham

Dear Sir or Madam,

re: Planning Application F2000/2842
Site Address: Yew Croft House, Crazies Hill, Wargrave, Reading

We live next door to the above property, and have already seen possible plans for the first floor side extension to the dwelling. We are quite concerned that this will affect our property, especially our conservatory, which it will overlook and block off a considerable amount of light. Hopefully, somebody will be able to come up and view our property and make a judgement over whether the proposed alteration would affect us.

I look forward to hearing from you.

Yours sincerely,

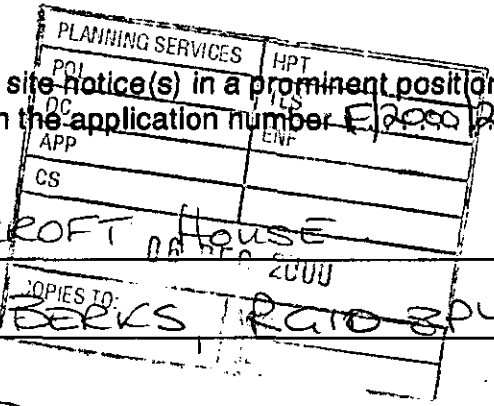
Sandra Turnbull

SANDRA TURNBULL

G-A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number E/2000/2842 relates.



Address of site YENCROFT HOUSE

CRAZIES HILL, BERKS RG10 8PY.

Signed Judy Robson.

Date 4th Dec 2000.

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	28 NOV 2000
Officer: GA	Application No. F/2000/2842

Map No. 15 Site 0.26
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(f) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING

Location: YEWCROFT HOUSE (FORMERLY Holly Cross Cottage) CRAZIES HILL

Parish: WAGBAVE Ward: Wargrave 27.11.2000 D.

Applicant: MR/MRS ROBSON

Fee Received 95.00 (4) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	Is garage part of application?		
4	Correct S 66 certificate	PD – See letter		
5	Elevation plans	Other side elevation (to show other side of bedroom)	27-11-	
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 : 27.11.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS: (GREEN BELT)

.....

.....

..... No pre-apps .....

NEIGHBOURS: S/N + 1–7 Fox Steep, Crozier Hill .....
..... Robson Associates, Yewcroft House, Crozier .....
..... Vanguard International, Yewcroft House, Hill .....
..... & Hollycross .....
.....
.....
.....
.....
.....

Building & Design Consultant

20.NOV.2000 2342

Greg Farrell

Planning, Building Regulations & Structural Design

43 Wendover Way
Tilehurst
Reading
Berks RG30 4RU

Tel & Fax 0118 941 6249
Mobile 07967 009862
EMAIL GJFarrell@AOL.com
V.A.T. No. 757 2777 85

Planning Dept
Wokingham District Council
Shute End
Wokingham
Berks
Chief Planning Officer

18th November 2000

Dear Sir

Re: Yewcroft House, Crazies Hill, Wargrave.

Please find enclosed copy of Planning application for the above property and the following points should be noted. The name of the house appears to be different on the site location plan however as you will see from the attached letter from the owner dated 10/5/00 there is an error in the name and the proper name is Yewcroft House. Please also note the garage shown on the block plan is exempt and please find attached letter to this effect.

Should you have any queries on this please do not hesitate to contact me.

Yours faithfully

Greg Farrell

DDRESS ~~6. HOLLY CROSS COTTAGE~~ YEWCROFT HOUSE PARISH WARGRAVE

CRAZIES HILL

LOT No. OFF HATCHGATE LANE ORD. SHEET No. SU 8080

UILDER c/o/NAME 15.9.94

an No.	Applicant	Description of Development	Date of Decision	Decision
152	Mr. G. Simpson	Conv. stable to living Accom.	15.2.52	App. Ap
2949.	Mr. M. J. Hurst.	Inv. alt. rs/s extension	20.6.75	App. N/A
1[illegible]9.	" "	S/storey extension	25.7.75	N/A C/A
25350	"	GARAGE EXTENSION	5.9.85	APP N/A
3269	MRAMES B. ROBSON	GARAGE TO RES.	13.9.94	C/A
		ATTIC TO BEDROOM		
		WITH ENLARGED GABLE END		
4/2969	"	"	10.11.94	APP

ATE OF COMPLETION

INISTRY DECISION PD 5/st/fr/ext - 6/7/00

'ECIAL ORDERS

RAINAGE

1074

20.NO

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 6 July 2000
My ref: NL/Wargrave/PD.
Your ref:

20.NOV.2000

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

Mr Greg Farrell
43 Wendover Way
Tilehurst
Reading
Berkshire
RG30 4RU

Dear Mr Farrell,

PROPOSED SINGLE STOREY FRONT DETACHED GARAGE AT YEWCROFT HOUSE, CRAZIES HILL, WARGRAVE.

Thank you for your letter of the 6 June 2000, regarding the above stated development. I would like to take this opportunity to apologise for the delay in responding to your enquiry.

I write to confirm that the proposed detached front garage as outlined in your letter and accompanying plan would not require planning permission as it would be permitted development as set down in Schedule, Part 1, Class E of the Town & Country Planning (General Permitted Development) Order 1995.

I hope this information is of assistance to you.

Yours sincerely,

NICOLA LAKE.
Planning Assistant.

20.NOV.2000 20442

Yewcroft House
Crazies Hill
Wargrave
Berks
RG10 8PY

Chief Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks

10th May 2000

Dear Sir

Our architect, Greg Farrell, has today sent me a copy of the ordinance survey map, similar to that used by yourselves, showing the detail of the location of our property.

Unfortunately the building marked as "Yewcroft House" is in fact a stable block on the land owned by Mr & Mrs Rance of "The Paddocks".

The property marked as "Holly Cross Cottage" is Yewcroft House. When we bought the property in September 1994 we changed the name from Holly Cross Cottage to Yewcroft House.

At the time we notified all relevant authorities and indeed have had various communications with, as well as a site visit from, your authority since then.

I would be grateful therefore if you could correct your records accordingly.

Yours sincerely

Brian Robson

Environmental Services

For office use only
Application number 20.NOV.2006 2842

Householder planning application form

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

1	Your name Address and postcode Phone number	MR & MRS ROBSON YEWCROFT HOUSE CRAZIES HILL WARGRAVE RG10 8PY
2	Agent's Name Address *and postcode* Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** **Tel & Fax 0118 941 6249**
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS APPLICANT
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR SIDE EXTENSION
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	TILES & RENDER TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr & Mrs Rosson

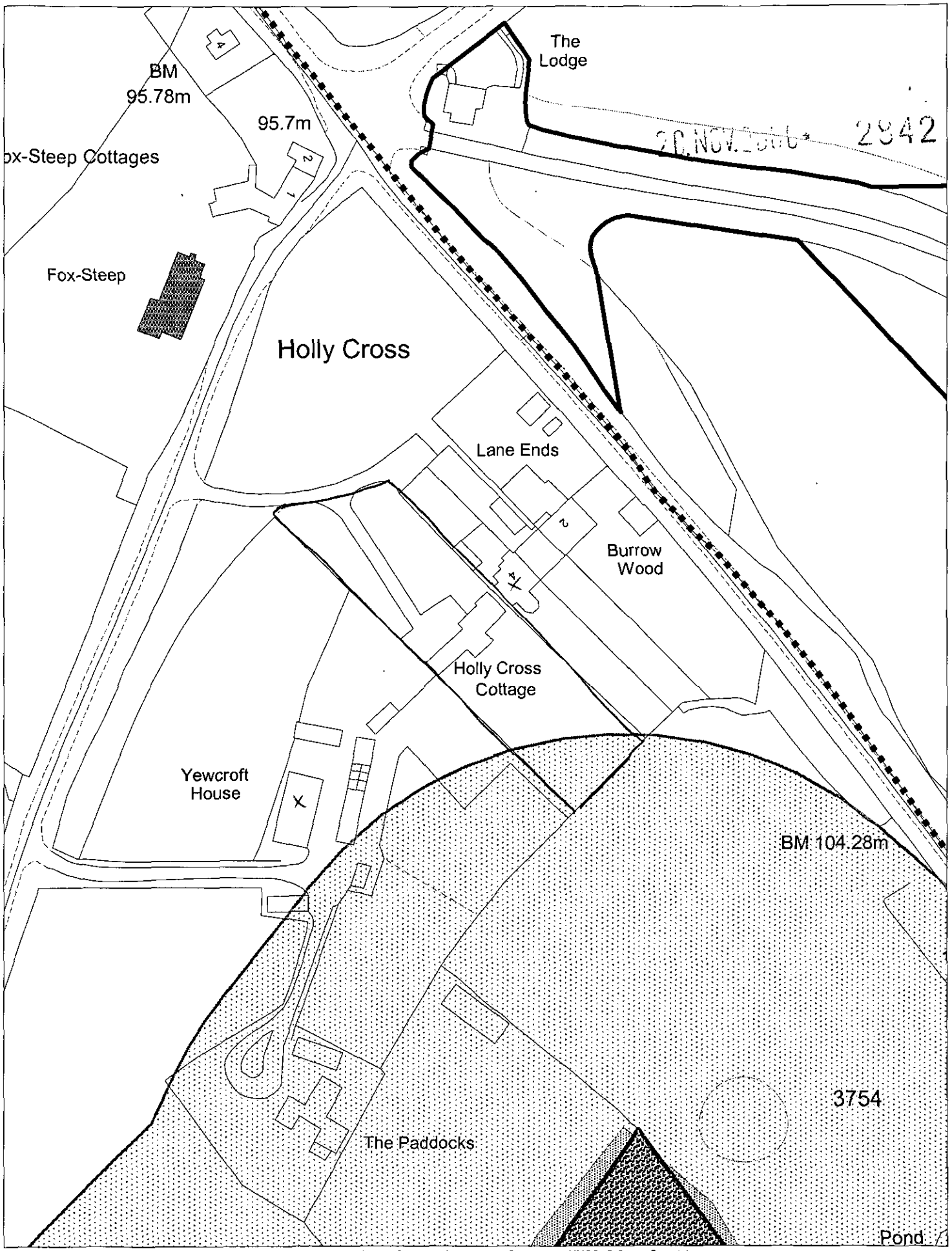
Date 14/11/05

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2842**
CASE OFFICER: **George Allpress**
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				



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.
24 November 2000 Scale: 1 : 1250