APPLICATION NO:
F/2000/1551

LOCATION:
Briardene Sandhills, Knowl Hill Reading.

APPLICANT:
Mr F.N Sherlock C/O Charta Designs

PROPOSAL:
Proposed erection of a carport (Retrospective).

EARLIEST DATE FOR DECISION: **26/06/2000**

APPLICATION EXPIRY DATE: **11/07/2000**

CASE OFFICER: **Heather Morgan**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr F.N Sherlock
C/O Charta Designs
21 York Road
Maidenhead
Berks
SL6 1SQ

Application Number: F/2000/1551

Parish: **WARGRAVE**

Location: **Briardene, Sandhills, Knowl Hill, Reading.**

Proposal: **Proposed erection of a carport (Retrospective).**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason

1. The car port is excessive in size for this Green Belt location. It represents a disproportionate addition to the existing dwelling on site and reduces the openess of the site. As such, the proposal represents an inappropriate form of development in the Green Belt, contrary to Policy C4 of the Berkshire Structure Plan, Policy 9 of the Green Belt Local Plan and Policy WGB3 of the Wokingham District Local Plan (Deposit Draft) as modified.

John Mitchell
Development Control Manager
Date: 29/06/2000

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.

Please File

TO: **DEVELOPMENT CONTROL**
Heather Morgan

FROM: Environmental Design

DATE: 29th June 2000

Location: Briardene, Sandhills, Knowl Hill, Wargrave.

Proposal: Proposed erection of a carport (Retrospective)

Application Number: F/2000/1551

In response to your consultation dated 2nd June 2000 for the above application, the landscape comment is as follows:

The application is acceptable. The carport is screened by a timber fence and is not intrusive in the visual scene.

Patricia Green

Patricia Green
Landscape Consultant

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/1551

Applicant : Mr F.N Sherlock C/O Charta Designs.

Location : Briardene, Sandhills, Knowl Hill, Reading.
Proposal : Proposed erection of a carport (Retrospective).

Site Notice Displayed ? :	YES	NO	DATE
	✓		6/6/00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 16/05/2000

Earliest Date for Decision : 26/06/2000

Latest Consultation Date/Site Notice Expiry Date : 26/06/2000

Application Expiry Date: 11/07/2000

Consultation Responses :

① Highways - No adverse comments.

② Parish Council - Objects → Type & materials. Out of keeping with the area

③ Letters of Objection -

Planning ~~Issues~~ History

97/66470/F - Two storey side extension and resiting of the existing garage.
Refused 28/11/97 on the basis that it represented an inappropriate form of development in the Green Belt.
Appeal dismissed 30/3/98.

~~98/67525/F~~

98/67525/F - Two storey side extension.
Approved 25/8/98.

98/68349/F - Single storey extension to form garage.
Approved 10/11/98.
This was attached to the side of the house

Application Number: F/2000/1551

Appraisal :

1, Impact upon the Green Belt / Comparison with Appeal 97/66470/F sought consent for a two storey side extension and a garage located to the front of the property in the corner where the car port has been erected. The garage would have been single width, with an overall height of 2.5m. The Inspector concluded, in respect of the garage, that the garage would be ~~seen~~ clearly visible, being located in a garden area at the intersection of the roads. The bulk of the structure would unacceptably close the views towards this corner. The proposal would compromise the openness.

The current proposal seeks retrospective consent for a double car port to the front of the dwelling, in the same location as the garage above. This is 5.8m deep and a maximum of 6m wide (approx 34m²). The car port would be 2m high and comprise pole with a clear corrugated roof. This represents a structure which provides greater additional floorspace than the garage previously approved.

The car port would result in a floorspace which, combined with the original dwelling and extension, would be totally disproportionate to the original dwelling because of the combined bulk of all these elements. This would adversely affected the open and rural character of the Green Belt.

Whilst the car port is more open in nature, this could easily be enclosed. Even without this, the car port would result in a continuous bulk of building across the width of the site and into the open corner which currently exists at the junction of Cambrook Lane and Sandhills. The development would unacceptably change the scale and character of development on the site. It would also compromise the openness which currently exists and would close down views, contrary to the aims of maintaining the open and rural nature of the site. There are no over-riding exceptional circumstances.

Recomendation : ~~Approve~~ ☐ **Refusal:** ☑

(tick appropriate box)

Application Number F/2000/1551
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions~~/ Reasons for Refusal
1			The proposed car port would be excessive in size for this Green Belt location. It would represent a disproportionate addition to the existing dwelling on site and reduce the openness of the site. As such the proposal would be inappropriate form of development in the Green Belt, contrary to Policy C4 of the Berkshire Structure Plan, Policy GB1 of the Green Belt Local Plan and Policy HSG3 of the Wokingham District Local Plan (Deposit Draft) as modified.

Chris Mitchell
29/6/00

Front of house needs pp.
Unacceptable: f. f extension

RECORD OF SITE VISIT

SITE ADDRESS: Briardene Sandhills Knowl Hill Reading. APPLICATION NUMBER: F/2000/1551	OFFICER: Heather Morgan DATE OF SITE VISIT: 8/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes Adjacent to front post.

2. DESCRIPTION OF SURROUNDINGS Residential, Green Belt

3. DESCRIPTION OF SITE/BUILDING Residential. Green stained timber posts and roof trusses. Rolling carbonate roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES Property next door trans projecting sts flat roofed front extension. Not visible from Sandhills or Cantwell Lane

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING Carriageway Drive gravel. Single garage

LEVELS Flat.

BOUNDARY TREATMENT 1.8m fence on ~~[illegible]~~ boundary with garden. Road boundary 1.8m corrugated fence.

OTHERS

30/6

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

Tel: (0118) 974 6446

Date: **02 June 2000**

My ref: F/2000/1551

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/2000/1551
Briardene, Sandhills, Knowl Hill, Reading.
Proposed erection of a carport (Retrospective).

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 **Heather Morgan** on **(0118) 974 6446**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1551**
Briardene, Sandhills, Knowl Hill, Reading.
Proposed erection of a carport (Retrospective).
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 6446

Date: **02 June 2000**

My ref: F/2000/1551

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/2000/1551
Briardene, Sandhills, Knowl Hill, Reading.
Proposed erection of a carport (Retrospective).

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If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1551**
Briardene, Sandhills, Knowl Hill, Reading.
Proposed erection of a carport (Retrospective).
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/2000/1551

Proposal:
Proposed erection of a carport (Retrospective).

Location:
Briardene, Sandhills, Knowl Hill, 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 Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/06/2000. 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

02 June 2000

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

Mr F N Sherlock
C/O Charta Designs
21 York Road
Maidenhead
Berkshire
SL6 1SQ

Application No : 97/66470/F PREVIOUS REFUSAL.

Parish : WARGRAVE PARISH

Proposal : PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND RE-LOCATION OF GARAGE

Location : Briardene Sandhills Bath Road Wargrave

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

REASONS(S) :
01
The proposed extension will be excessive in size for this Green Belt location. It will be a disproportionate addition to the existing dwelling on the site and cause a material alteration to the scale of the dwelling. The proposal will therefore be contrary to Berkshire Structure Plan Policy C4, Green Belt Local Plan Policy 9 and Wokingham Local Plan (Deposit Draft) Policy WGB3.

Date 28 November 1997

Head of Development Control

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

FROM: Heather Morgan

DATE: 02 June 2000

WARGRAVE PARISH CONSULTATION SHEET

PLANNING SERVICES | DPT
POL | TLS
DC | ENF
APP
CS
19 JUN 2000
COPIES TO: | ACK:
FILE:

Application Number: F/2000/1551

Proposal: Proposed erection of a carport (Retrospective)..

Site Address: Briardene, Sandhills, Knowl Hill, Reading.

Applicant: Mr F.N Sherlock C/O Charta Designs.

Your observations are required in respect of this application **by 26/06/2000** .

Object:

1. Type of materials
2. Out of keeping with the area.

SIGNED: _____ DATE: 13/6/2000

Clerk To Wargrave Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Heather Morgan

Date: 02 June 2000

Application Number: F/2000/1551

Proposal: Proposed erection of a carport (Retrospective).

Parish: WARGRAVE PARISH.

Site Address:
Briardene, Sandhills, Knowl Hill, Reading.

Applicant:
Mr F.N Sherlock C/O Charta Designs.

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).

No adverse highways comments.

Signed: A. Linnell **Print name:** A LINNELL

97/66470/F

The Planning Inspectorate

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117 - 987 8927
Switchboard 0117 - 987 8000
Fax No 0117 - 987 8139
GTN 1374 - 8927
E-mail ENQUIRIES.PINS@GTNET.GOV.UK

D M Hall DipTP MRTPI
D M Hall Associates
The Lodge
66 St Leonards Road
WINDSOR
Berks
SL4 3BY

Your Ref:
APPSHER
Our Ref:
T/APP/H0330/A/98/290656/P5

Date: 30 MAR 1998

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEAL BY MR F N SHERLOCK
APPLICATION NO: 97/66470/F

1. I have been appointed by the Secretary of State for the Environment, Transport and the Regions to determine this appeal against the decision of the Wokingham District Council to refuse planning permission for a proposed 2 storey side extension and resiting existing garage at Briardene, Sandhills, Knowl Hill. I have considered the written representations made by you and by the Council and also those made by Wargrave Parish Council. I inspected the site on 16 March 1998.

2. From my reading of the written representations and inspection of the site and its surroundings, I consider that the main issue in this appeal is whether the proposal represents an appropriate form of development in the Green Belt, and if not, whether there are very special circumstances to overcome the normal strong presumption against such inappropriate development.

3. The development plan for the area is the Berkshire Structure Plan 1991-2006 (1995), (SP), together with the Green Belt Local Plan for Berkshire (1985), (LP). There is an emerging plan, the Wokingham District Local Plan (1997), which is at deposit draft stage, and to which I shall have due regard as advised in paragraph 48 of Planning Policy Guidance (PPG) 1 - *General Policy and Principles*. I shall also be guided by PPG 2 - *Green Belts*.

4. Policy C4 of the SP states that development within the Metropolitan Green Belt must be acceptable in scale, form, impact, character and siting, and that approval will not be given for new buildings save in very special circumstances, including limited extension, alteration and replacement of existing dwellings. Policy 9 of the LP advises that there will be a presumption against house extensions if they cause a change to the scale or character of the dwelling, site or area. Policy WGB3 of the emerging plan echoes the Green Belt constraints,

100%

in particular advising that disproportionate additions to original buildings will not be acceptable.

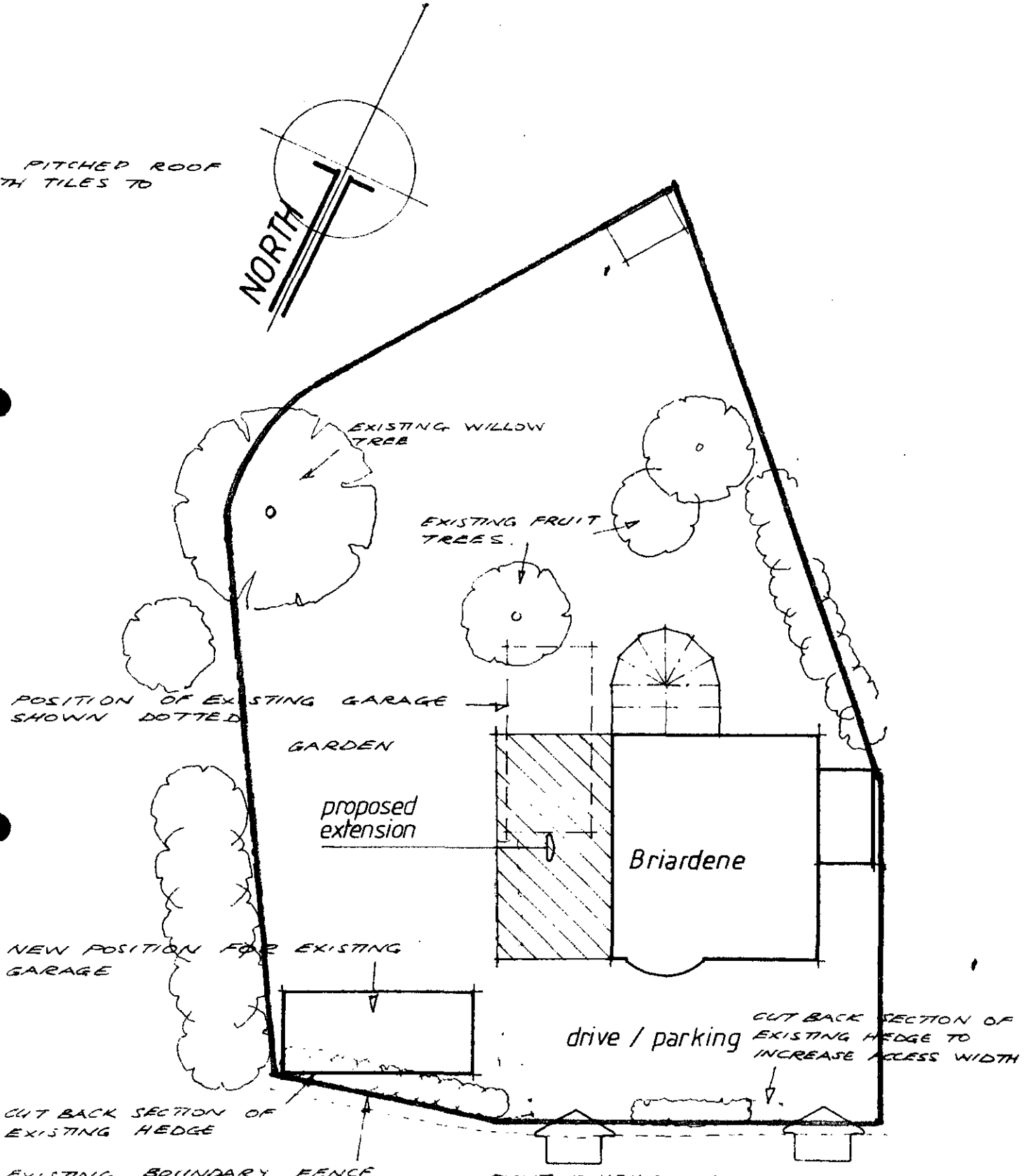
5. The Council say, and you do not disagree, that the site is in the designated Green Belt, outside a recognised settlement. I saw on my visit that Briardene is at the end of Sandhills, bordering on Canhurst Lane which leads immediately into a rural, maturely wooded area with some scattered buildings. The garden is fairly open and surrounded by a fence some 2m high. The garage is presently positioned next to the house, within the eastern side profile of the existing structures. A conservatory and possibly the small west side extension have been added to the original house.

6. The proposed extension would represent an increase on the original floor area of some 60%, and bring the total increase in floorspace up to about threequarters of the original. I consider that the increase in volume would be slightly more than this. The development would be much more than a limited extension, and would be disproportionate to the original dwelling because of the bulk. The open garden area, being at the corner of Sandhills, is clearly seen from the two roads intersecting at that point. The repositioned garage would be seen in the corner of the site, in front of the building line of the Sandhills properties. It would be seen above the fence, forming a continuous bulk of building with the proposed extension, filling the site when seen from the north and west, and closing down the open views from these directions towards the south and east. Although the form and design of the proposal would not be out of keeping with nearby houses, the increase in bulk would in my view result in an unacceptable change to the scale and character of the site and to the immediate locality. It would conflict with the objectives of Policy C4 of the SP and Policy 9 of the LP in this respect.

7. I consider that the proposal would be an inappropriate form of development in the Green Belt. Inappropriate development is, by definition, harmful to the Green Belt, and that harm would be exacerbated by the harm caused to the scale and character of the area. You say that there are special circumstances prevailing in this instance in that the objectives of the Green Belt would not be compromised. The fundamental attribute of Green Belts is their openness, and I believe that the increase in the built form that would result from the development would conflict with and compromise openness. I conclude that there are no very special circumstances to outweigh my findings.

8. There is an exchange of correspondence between you and the Council regarding a possible variation to the development involving a 1m set back to the extension, but this is not part of the proposal before me. On my site visit you pointed out the extensions made to other houses in Sandhills, but they are different in form and location, and each case must be considered on its merits. I have taken into account all other matters raised in the written representations, but none is sufficient to override the considerations which have led to my decision.

'NG PITCHED ROOF
WITH TILES TO
VG



SANDHILLS

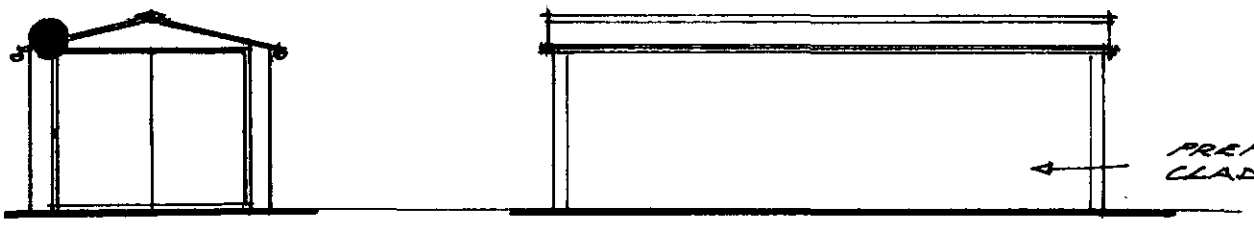
site plan

scale 1-200

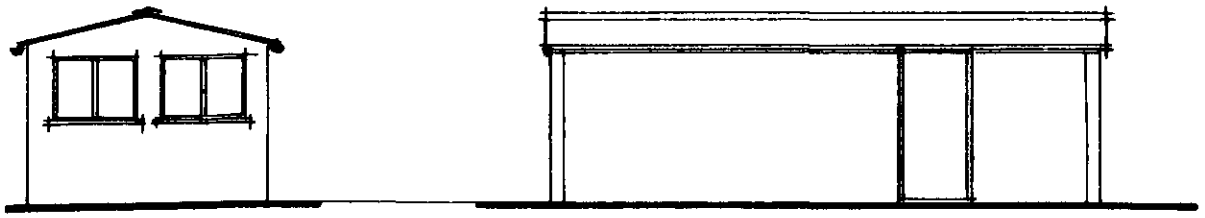




rear elevation



front side



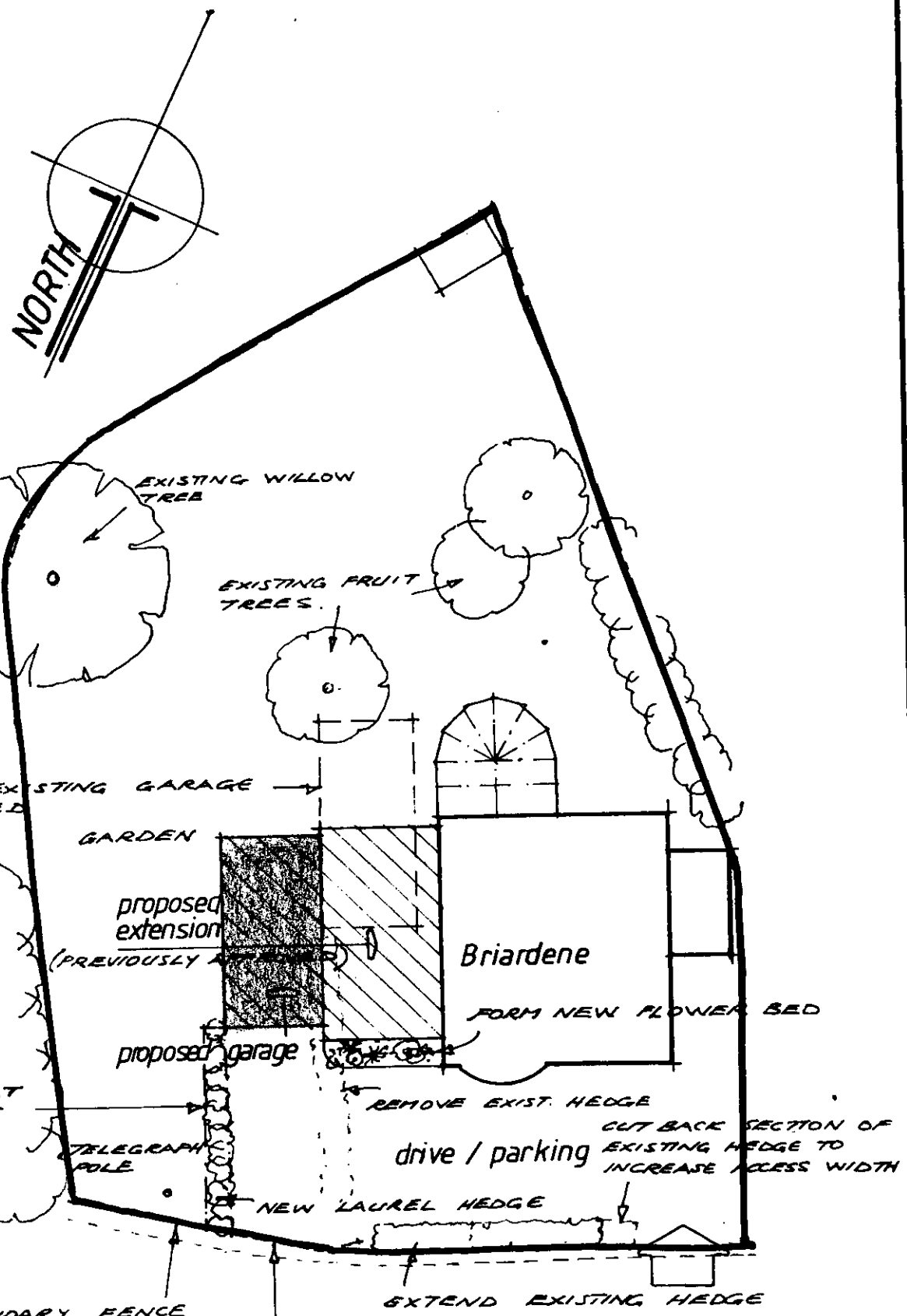
rear side

(to be resited)

98/68349/F

'NG PITCHED ROOF
WITH TILES TO
NG

IPSTAND PITCHED
D WITH TILES TO
NG



SANDHILLS

site plan scale : 1-200

SECTION OF EXISTING PANEL
FENCE TO BE REMOVED.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Mr F N Sherlock
C/O Charta Designs
21 York Road
Maidenhead
Berkshire
SL6 1SQ

Application No : 98/68349/F

Parish : WARGRAVE PARISH

Proposal : PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING TO FORM GARAGE

Location : Briardene Sandhills Bath Road Wargrave

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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(S) :
01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
02
All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.
03
The area shown on the permitted drawings for vehicle Parking garaging and turning 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.

REASON(S) :
01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
02
To ensure a satisfactory external appearance.
03
Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

01
Informative
02
The Engineer at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 16 MAY 2000	Map No. ..... Site 0.06
Officer: HM Application No. F/2000/1551	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF A CAR PORT (RETROSPECTIVE)

Location: BRIARDENE SAND HILLS ~~BATH ROAD~~ Knowl Hill

Parish: WARGRAVE Ward: Wargrave ✓ RLB

Applicant: MR F SHERLOCK

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

Enforcement Section (3) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Other side elevation?	all the same	
6	Floor plans	No scale — 1:50	phoned	
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 : 21.6..... Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
(Landscape)	(NK:) ✓ .....
Trees	NK: .....
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:) ✓ .....

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:

..... 2 x S/N (Canhurst Lane & Sandhills) .....

..... + Homeleigh, Sandhills, Knowl Hill ✓ .....

..... Thornwood, Canhurst Lane .....

..... Bunds Cottage, Canhurst Lane .....

..... Little orchard, " " .....

..... Cherry Tree Cottage, Bath Road .....

..... Hill Cottage, Bath Road .....

.....

BRIARDENE

ADDRESS DWELLING IN BETWEEN Holmleigh + Little Orchard A4 BATH ROAD PARISH WARGRAVE E

PLOT No.

ORD. SHEET No. SU 8279 (19)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
729	P. STEAD	S/St. Ht.	4.11.88	
RLA6528	"	"	21.12.88	APP
97/66470/F	Mr. F. N. Sherlock	2 St/S Rect + Re-loc of Garage	28.11.97	REF
FP98/7189	"	"	30.1.98	APP
98/67525/F	"	2 St-/S Rect.	25.8.98	C/A
98/68349/F	"	S/St/S - Garage	10.11.98	C/A
FP98/8108	"	2/St. Ht. "	16.11.98	C/APP

DATE OF COMPLETION

MINISTRY DECISION 66470 - APPEAL DISMISSED - 30.3.98

SPECIAL ORDERS -

DRAINAGE

091074

CHARTA DESIGNS Planning and Design Consultants

21 YORK ROAD, MAIDENHEAD
BERKSHIRE SL6 1SQ
Telephone: (01628) 634665
Facsimile: (01628) 770748
V.A.T. Reg No: 491 8794 87

Our Ref:1216/MBW/IP

15 May 2000

The Planning Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

16 MAY 2000* 1551

Dear Sirs

PROPOSED CAR PORT AT BRIARDENE, SANDHILLS, WARGRAVE, BERKS

Further to our letter and enclosures addressed to Mr Bridge, the Enforcement Officer, dated 28 April 2000, we now have pleasure in enclosing herewith plans and forms duly completed for Retrospective Planning Approval for the proposed car port. Also enclosed is a cheque in the sum of £95 being the fee payable for an application of this category.

Should you have any queries or require any further information, please do not hesitate to contact us.

Yours faithfully
for CHARTA DESIGNS

Michael B White

M B White

Encls

Copy: Mr F N Sherlock

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG11 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 0734 778763.

16. MAY 2000 | 1551 | * For office use only Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	Mr F.N. Sherlock
	ADDRESS	'Briardene' Sandhills Knowl Hill, Wargrave
	POST CODE	RG10 9XX Tel. No. 01628 829354
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	Charta Designs
	ADDRESS	21, York Road Maidenhead Berks
	POST CODE	SL6 1SQ Tel. No. 01628 634665
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	'Briardene' Sandhills Knowl Hill, Wargrave
4. Give brief details of the proposal e.g. two storey side extension.	ABOUT THE APPLICATION	Proposed Car Port (Retrospective application)
5. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.		YES / ~~NO~~
6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED		Stained timber framing, Corrugated PVC roof
7. WILL PEDESTRIANS/VEHICLES ACCESS 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~~
9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans.		~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached) £95
If no fee is payable please say why below

(c) 6 copies of plans and drawings ✓
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

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

* None of the land forms part of an agricultural holding.

CERTIFICATE B

I certify that:

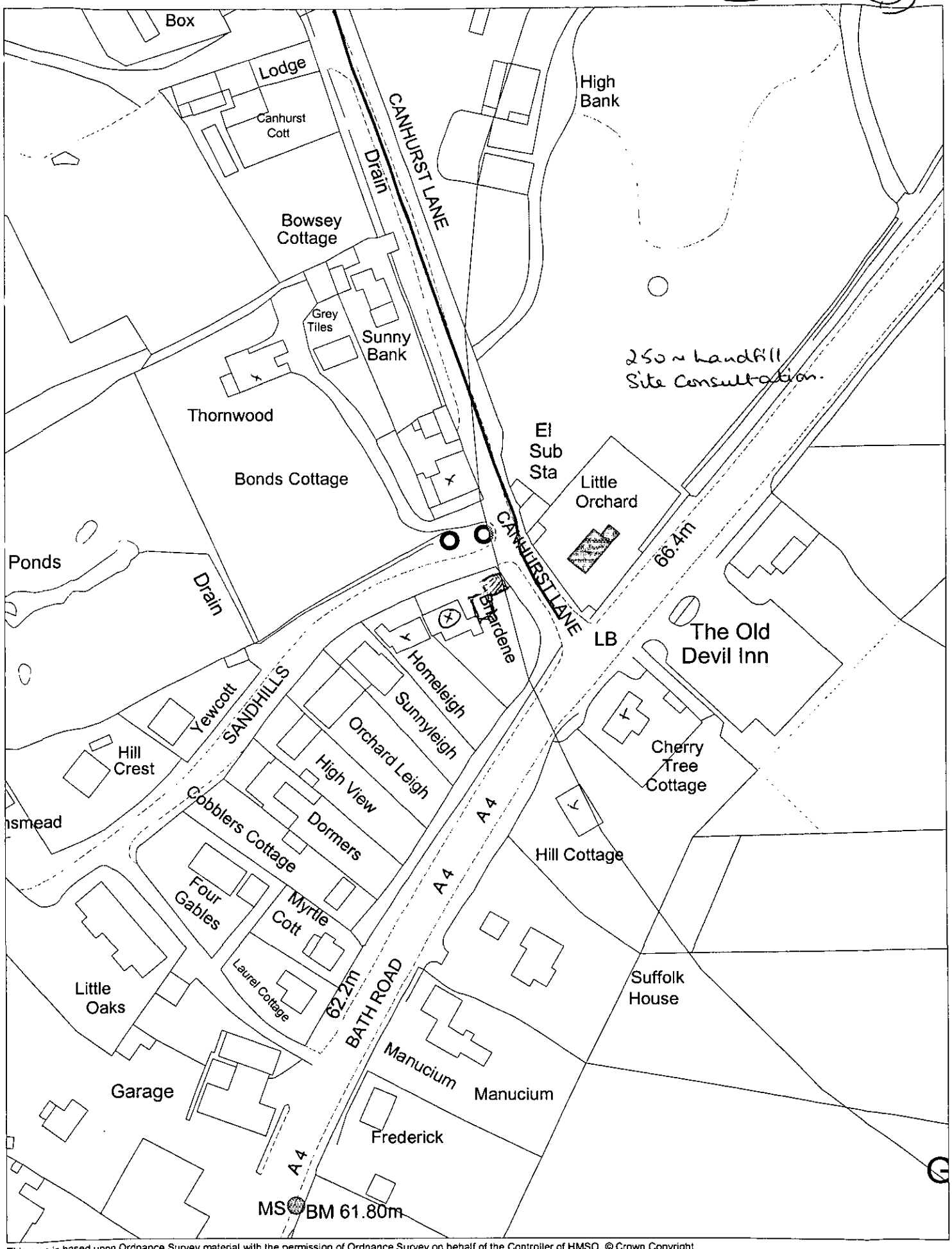
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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

* None of the land forms part of an agricultural holding

SIGNED M B White ON BEHALF OF Mr F.N.Sherlock.
For Charta Designs

DATE 15th May 2000



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Development Control Section, Environmental Services, Wokingham District Council.

23 May 2000

Scale: 1 : 1250

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