APPLICATION NO:

F/2000/2917

LOCATION:

221 Finchampstead Road, Wokingham.

APPLICANT:

Ms L Reader C/O John Woods

PROPOSAL:

Proposed two storey side extension to dwelling and single storey rear extension.

EARLIEST DATE FOR DECISION: **31/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 23/01/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Ms L Reader
C/O John Woods
Heath Copse
Wolverton Road
Baughurst
Tadley
RG26 5JH

Application Number: F/2000/2917

Parish: **WOKINGHAM**

Location: **221, Finchampstead Road, Wokingham.**

Proposal: **Proposed two storey side extension to dwelling and single storey rear extension.**

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 north facing side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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.

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.

South East Area Local Plan Policies SBE2 and ST5.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

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	2917 GA
BUILDING CONTROL NUMBER.	FP2001/1540 Brian
~~APPLICANT~~/AGENT	Mr J. Woods.
ADDRESS OF SITE	221 Finchampstead Road WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	2 storey side ext & s/s rear ext.

DRAWING NUMBERS	BC	DC
~~BLOCK PLAN~~	11/00/4927	11/00/4927 Block Plan ✓
ELEVATIONS	— ✓	— ✓
FLOOR PLANS	— ✓	— ✓

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	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	23/2/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2000/2917

Proposal:
Proposed two storey side extension to dwelling and single storey rear extension.

Location:
221, Finchampstead Road, , Wokingham.

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 31/12/2000. 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

07 December 2000

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

Tel: 0118 974 6442

Date: **07 December 2000**

My ref: F/2000/2917

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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/2000/2917
221, Finchampstead Road, , Wokingham.
Proposed two storey side extension to dwelling and single storey rear extension.

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/2000/2917**
221, Finchampstead Road, , Wokingham.
Proposed two storey side extension to dwelling and single storey rear extension.
*I wish this application to be listed should the officers recommendation be for*_____
and my reason(s) are_____

Signed: _____ Date: _____
Councillor Hudson

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

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

Tel: 0118 974 6442

Date: **07 December 2000**

My ref: F/2000/2917

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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/2000/2917
221, Finchampstead Road, , Wokingham.
Proposed two storey side extension to dwelling and single storey rear extension.

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/2000/2917**
221, Finchampstead Road, , Wokingham.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: 0118 974 6442

Date: **07 December 2000**

My ref: F/2000/2917

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2000/2917
221, Finchampstead Road, , Wokingham.
Proposed two storey side extension to dwelling and single storey rear extension.

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/2000/2917**
221, Finchampstead Road, , Wokingham.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

WORK SHEET FOR: George Allpress

Application Number: F/2000/2917

Applicant: Ms L Reader C/O John Woods.

Location: 221 Finchampstead Road, Wokingham.

Proposal: Proposed two storey side extension to dwelling and single storey rear extension.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		21/12/00

Date of Neighbour Notifications: 07/12/00

Date of Site Visit: 21/12/00 & 04/01/01 - (SN confirmed)

Date Registered: 28/11/2000

Earliest Date for Decision: 31/12/2000

Latest Consultation Date/Site Notice Expiry Date: 31/12/00
11/01/01 (GA)

This application will have expired on: 23/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses:

Highways - recommend approval subject to appropriate condition.

The occupant of no.219 Finchampstead Road, (the adjacent property to the north) writes a long letter of objection. In summery the reasons for objection are: loss of sunlight and daylight to south facing lounge windows, loss of privacy, erosion of characteristic gap between buildings, threat to trees and shrubbery and that the proposal is out of character with the built form in this location, and the drawings are insufficient to determine the relationship between the buildings.

At the time of writing no other representations have been received.

Planning Issues: The issues raised by this application are impact to neighbour amenity, street scene and provision of off street parking.

The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

Application Number: F/2000/2917

Appraisal:

The application property is a large detached house which is situated in a substantial plot with a deep frontage.

The application proposes a substantial two storey extension to be built on the north side of the property.

The houses in this location are not uniform in design. They are predominantly large dwellings. The property lies within a defined settlement where there is no presumption against enlargement of the property as such.

The proposed extension is considered to be designed in character to the original building and partially subservient in scale. The site is at present occupied by single storey ad-hoc extensions and the application proposal would tidy up and generally improve the appearance of the area, albeit with larger volume. The application drawings demonstrate retention of a 0.9 metre gap to the boundary with no.219 and a separation of over 7.0 metres exists on the south side of the application property.

The proposal is not considered to erode the detached character of the dwelling, the deep frontage would it is considered absorb the increased bulk and volume of the building, and therefore is it considered harm to the street scene would not result.

In terms of amenity, no.219 (to the north) is the only dwelling with the potential to be affected. No.219 has two single storey extensions which project forward of the main building, which accommodates a garage. The main dwelling's side elevation continues beyond the rear of its garage, and there is a large ground floor picture/french window facing the direction of the application site. However, no.219 has a patio between its window and the party boundary which separates flank from boundary by over 3.0 metres. Moreover, the window facing the direction of the application site is a secondary window to a through lounge with windows to both front and rear.

No flank windows are proposed and the reward facing window of the proposed extension would not it is considered give rise to a material loss of privacy.

There are substantial trees at both front and rear. However, there are none within the vicinity of the proposed extension.

The Local Plan parking standards are met.

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

Application Number: F/2000/2917
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C14	R014	EXTERNAL FINISHES TO MATCH
3	C044	R044	NO WINDOWS TO BE INSERTED INSERT: .....in the north facing side elevation of the extension....
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

12/1/07

RECORD OF SITE VISIT

SITE ADDRESS: 221 Finchampstead Road, Wokingham.

APPLICATION NUMBER: F/2000/2917

OFFICER: George Allpress

DATE OF SITE VISIT: 21/12/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential are within defined settlement.

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

4. RELATIONSHIP TO ADJOINING PROPERTIES No.219 to the north, no. 223 to the south - no other dwellings impacted upon.

5. SITE CONSTRAINTS

TREES	None in vicinity of proposed extension.
ACCESS/PARKING	Double garage and front garden capable of accommodating four cars.
LEVELS	Level.
BOUNDARY TREATMENT	Mature hedgerow with trees to front and rear and timber fencing.
OTHERS	None

Applicationo	Name & Address
F/2000/2917	R Clarke 219 Finchampstead Road Wokingham RGG40 3HS

App. approved
Letter sent 19/01/01

G.A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/.2917. relates.

Address of site 221 FINCHAMPSTEAD ROAD

WOKINGHAM, BERKSHIRE RG40 3HS.

Signed _____

Date 21/12/00

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

PLANNING SERVICES	HPT
TOL	TLS
DC	ENF
APP	

06 JAN 2001

COPIES TO:	ACK:
	FILE:

219 Finchampstead Road,
Wokingham,
Berks.
RG40 3HS
0118 977 5463
By Hand

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS JBS	GA
29 DEC 2000	
COPIES TO:	ACK:
	FILE:

28th December 2000
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham, Berks
RG40 1WR
Your ref: George Allpress F 2000/2917

Re: Planning Application F 2000/291
Two storey side extension to 221 Finchampstead Rd. (221)

Dear Sir,

I am the next door neighbour to the above property and as such the most affected by the proposed two storey extension as shown on drawing 11/00/4927 . The proposed two storey extension gives me cause for serious concerns since it appears to be detrimental to the amenity of my own adjoining property due to loss of privacy, loss of sunlight and daylight and reduction of space between the buildings.

By way of further explanation my further concerns are due to lack of information and detail on the drawings which do not provide adequate detail relating to:
(1) distance between external face of proposed development and the 221/219 party boundary wall and fence.
(2) treatment of existing garage walls and boundary walls
(3) Existing trees and shrubs and other features including a footprint of 219 showing critical window positions.

Restriction of Light and View.
The two storey brick wall will in effect obliterate the view from the lounge on the south side of my property. This is particularly important as the proposed two storey extension is on the north side of 221 and will obliterate the sun and light completely from my lounge and adjacent garden as it traverses from the front to the back of 221.

Overlooking.
At present the central rear bedroom on the plan 11/00/4927 is the nearest upstairs window to my property with an overlook into my garden, the nearest bathroom window being frosted. Because of the angle, the view is generally restricted by mature bushes and shrubbery and a large mature walnut tree.

The proposed two-storey extension with rear bedroom window brings a new overlooking window from the centre of the existing building right up to the boundary overlooking my garden.

Effects on Trees.
Due to the lack of any detail of treatment of existing trees and shrubbery on the plans I am concerned as there is a 30 metre high walnut tree virtually on the building boundary to the rear and a mature silver birch to the front. The existing shrubbery also affords some element of privacy to the property.

Precedent effect
Finchampstead Road in this area contains well-spaced detached houses and for that reason people have occupied them to obtain a certain level of privacy. Many of the property deeds in the area have restrictive covenants on them prohibiting building within certain limits. The general character of the area is one of openness with a golf course on the east-side and well spaced detached houses set well back from the road on the on the west side.

If permission is granted to create virtually "link detached" properties at this end of the road, the precedent created would soon allow a change to the whole character of the area with houses being squeezed in between existing houses and a multitude of link extensions down the road.

Also if permission is granted for this extension the view of the skyline when passing 221 will be obliterated by the new two-storey extension, which will have the effect of closing in the feeling of openness and not be in keeping with the general character of the surrounding area.

It is my contention that if it is desirable to increase the square footage of the property at 221, then extending to the rear, rather than the side would reduce the impact on the character of the area to a more acceptable level.

Yours faithfully

Richard M. Clarke

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 07 December 2000

Application Number: F/2000/2917

Proposal: Proposed two storey side extension to dwelling and single storey rear extension.

Parish: WOKINGHAM TOWN

Site Address:
221, Finchampstead Road, , Wokingham.

Applicant:
Ms L Reader C/O John Woods.

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).

C049, R049.
C122, R122
C137 (INSERT: extensions) R137.

Signed: _____ **Print name:** Adam Coggins 12/12/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	28 NOV 2000
Officer: GA	Application No. F/2000/2917

Map No. 91 **Site** 012
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

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

Location: 221 FINCHAMPSTEAD ROAD

Parish: WOKINGHAM Ward: EVENDONS 7.12.00

Applicant: MS L READER

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

Enforcement Section to be notified ☐ tick if required (5)

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	(Adj property no 223 not shown on location plan or block plan.	7.12.00	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 7.12.00 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:

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

NEIGHBOURS:

S/N + 2, 2A, 2B Croft Road, Wokingham.
219, 223 Finchampstead Rd, Wokingham.

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
RG11 1WR

FOR OFFICE USE ONLY

28 NOV. 2017

1. APPLICANT'S NAME Ms L. Reader
ADDRESS 221 Finchampstead Road
Wokingham
POSTCODE RG40 3HS **PHONE** 9781653

If the applicant has an agent, all correspondence will be sent to the agent.

AGENT'S NAME John Woods
ADDRESS Heath Copse, Wolverton Road
Baughurst Tadley
POSTCODE RG26 5JH **PHONE** 0118 981 2766

3. SITE LOCATION On the plans show the **SITE** outlined in **RED** Show also **OTHER** land in the applicant's ownership or control in **BLUE.** As 1.

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose the site and any buildings will be used. Two Storey & single storey extensions

5. AREA OF SITE Give the area in hectares or part of a hectare 0.1

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

PLANS/DRAWINGS List all the plans and drawings submitted with the application 6 copies Drg No 8/00/4862 ~~4867~~
" " " " 8/00/4930 " 8/00/4927

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the box(es)

- **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
- **TEMPORARY PERMISSION** ☐ → State period required
- **RELAXATION OF CONDITIONS** ☐ → State relevant application number; → Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION, 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, show their positions, spread and species on the plans and which, if any, are to be felled.

14. **STATE EXTERNAL MATERIALS TO BE USED.**

Bricks Red to match
Tiles " "

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.

Fences & hedges

16. **HOW WILL SURFACE WATER BE DISPOSED OF ?**

Soakaways

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

3600 wide existing

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

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

	No. OF DWELLINGS / HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
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 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 J L Woods ON BEHALF OF Ms L. Reader DATE 11/8/00

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'.

WOKINGHAM DISTRICT COUNCIL

1789a

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

Application No.

CERTIFICATE A

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

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.

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.

* See Note (a) to Certificate A

Owner's (a) name	Address at which notice was served	Date on which notice was served
		28.NOV.2000* 2917

or:

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue 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) .....

SEE OVERLEAF

1789b

or:

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.
- 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) Insert description of steps taken

(b) .....

.....

- Notice of the application as attached to this certificate, has been published in the

(c) Insert name of local newspaper circulation in the area where the land is situated

(c) .....

on (d) .....

(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)

Agricultural Holdings Certificate *This part must be completed in all cases*

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. 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/her* self 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 ..... J Woods.

*On behalf of ..... Ms L. Reader

Date 11-8-00

***Delete where inappropriate.**

ADDRESS 221 FINCHAMPSTEAD ROAD PARISH WOK

PLOT No. ORD. SHEET No. 91

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
B/0/61/64		Res Dev	26/11/64	C/A
B/0/62/64		Res Dev	29/10/64	REF
B/0/8/65		Res Dev	28/1/65	C/A
B/0/36/65		Res Dev	27/5/65	C/A
B/48/65	6281	Det hse & garage	29/7/65	29/7/65

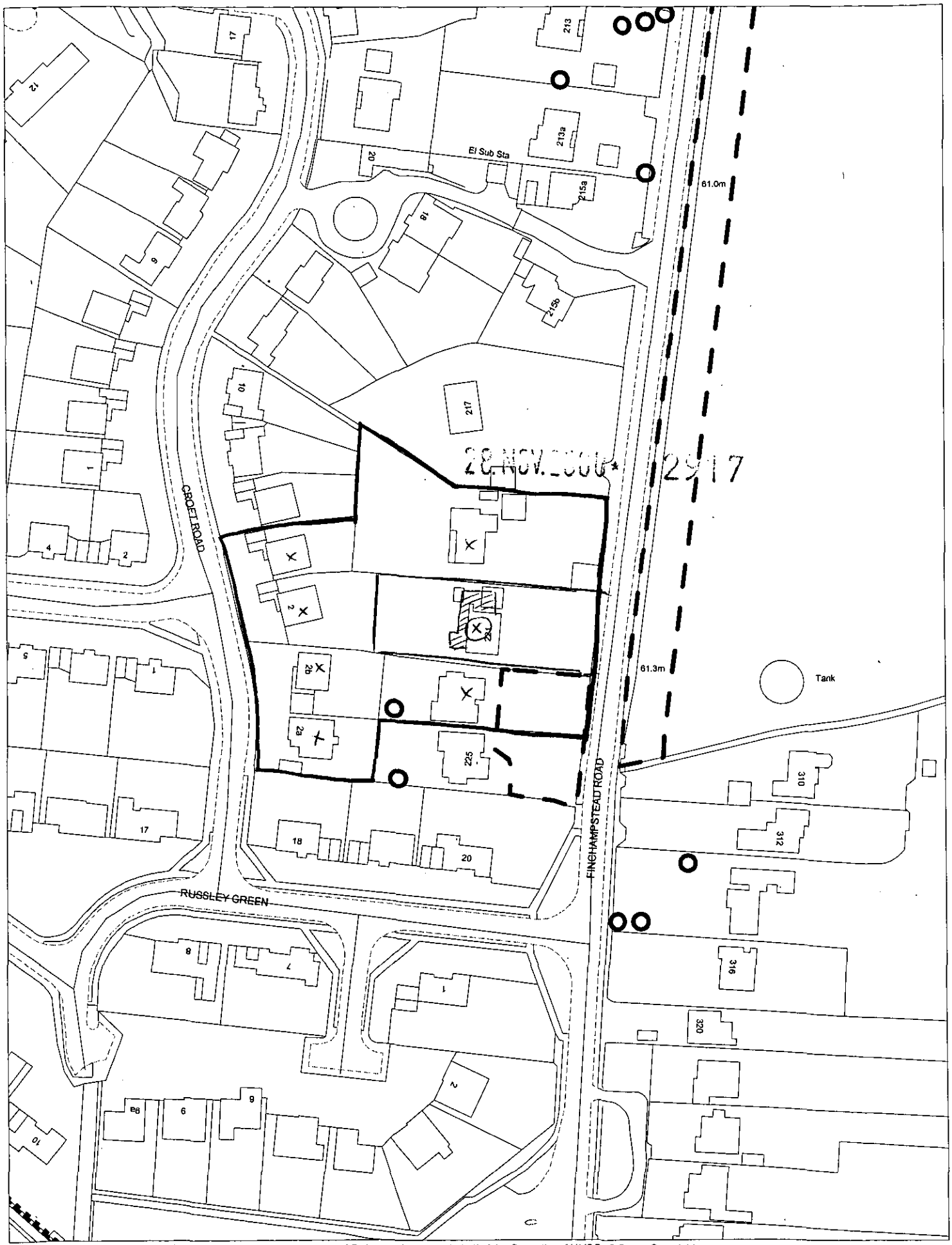
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



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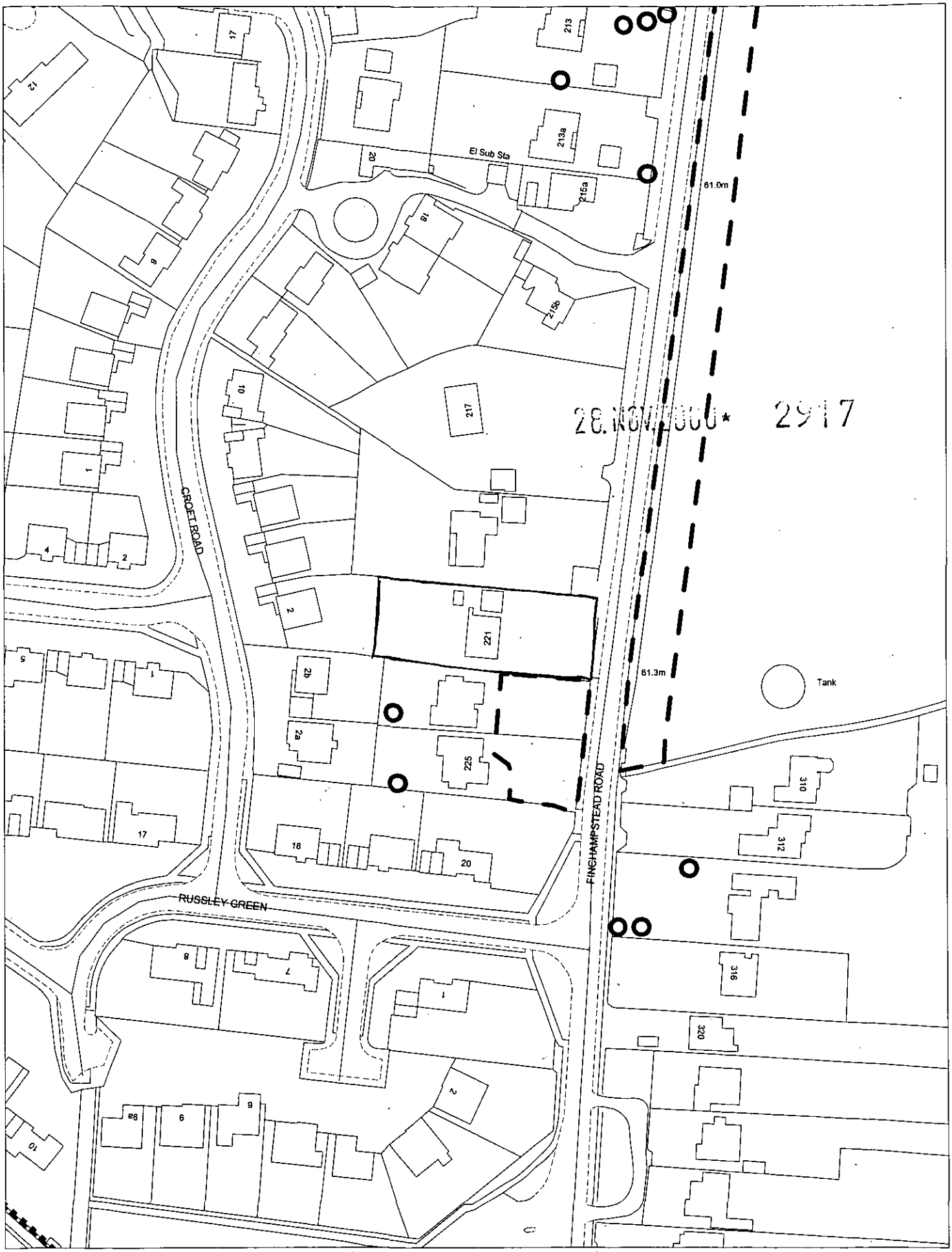
Development Control Section, Environmental Services, Wokingham District Council.

6 December 2000

Scale: 1 : 1250

N W E S



28 NOV 2000 * 2917

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Scale: 1 : 1250

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