APPLICATION NO:
F/2002/5944

LOCATION:
The Barn Little Castlemans Bath Road, Knowl Hill Reading.

APPLICANT:
Mr/Mrs M Bushnell C/Odanks Reed Denby & Badnell

PROPOSAL:
Proposed erection of carport and store. Amendment to consent 2001/5451

EARLIEST DATE FOR DECISION: **25/03/2002**

APPLICATION WILL HAVE EXPIRED ON:
15/04/2002

APPROVED

CASE OFFICER: Louise Smith

LISTING EXP 1/4

1061

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M Bushnell
C/O Danks Reed Denby & Badnell
3- 4 Osborne Mews
Windsor
Berks
SL4 3DE

Application Number: F/2002/5944

Parish: **WARGRAVE**

Location: **The Barn, Little Castlemans, Bath Road, Knowl Hill, Reading.**

Proposal: **Proposed erection of carport and store. Amendment to consent 2001/5451**

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. 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
3. The garage shall not be occupied until space has been provided within the front garden for vehicles to enter and leave the site in a forward gear and this space shall be retained for this purpose in perpetuity.

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

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

Reason
3. In the interests of highway safety and convenience.

Informative
1. Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Informative
2. No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Informative
3. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies with sealing plates instead of open gratings.

Informative
4. 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 LD3 and C4.
Loddon Area Local Plan Policies LBE1, LBE2 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT6, WGB1 and WGB3.

Anna Cronin
Head of Planning & Transportation
Date: 05/04/2002

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.

WORK SHEET FOR : Louise Smith

Application Number : F/2002/5944

Applicant : Mr/Mrs M Bushnell C/Odanks Reed Denby & Badnell.

Location : The Barn Little Castlemans, Bath Road, Knowl Hill, Reading.

Proposal : Proposed erection of carport and store. Amendment to consent 2001/5451

Site Notice Displayed ? :	YES	NO	DATE
	✓		8/3/2.

Date of Neighbour Notifications : .....

Date of Site Visit : 11/3/2.

Date Registered : 18/02/2002

Earliest Date for Decision : 25/03/2002

Latest Consultation Date/Site Notice Expiry Date : 25/03/2002

This application <u>will have expired on</u>: <u>15/04/2002.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Environmental Design - no objection.
Environmental Health - no objection
Highways - conditional approval.
Environment Agency - no objection

Planning Issues :

Green Belt
Impact on Neighbours
" " Character of the Area.
Parking Provision

Application Number: F/2002/5944 – The Barn, Little Castlemans, Bath Road

Appraisal:

Development

The site is a detached replacement bungalow granted under consent F/2001/5451, situated within the greenbelt at Knowl Hill.

The application is an amendment to this earlier consent, proposing the erection of a carport and store to the Northeast facing elevation of the dwelling. This feature would be integral to the dwelling, stepped back 1m from the front and projecting 5.4m to the side of the dwelling. The roof would be pitched with a gable end in the side elevation, and the set back of the extension would allow for a 1m lower ridge height than the existing roofline.

The floor space of the original bungalow and garage amounted to 101.5m², and the replacement dwelling has a total floor space area of 97.5m². The proposed garage would increase this area by 40.5m², representing a 42% increase in floor space.

1. Impact upon neighbouring properties
   Due to the purpose of the extension, its scale and siting relative to neighbouring properties, no adverse impacts are considered in terms of overlooking, overshadowing or being overbearing.

2. Impact upon the character of the area
   The 42% increase in floor space is considered borderline for developments within the green belt. However, as the extension would have an open front and rear, and massing would be reduced by the set back and lower ridge height of the development from the main dwelling, it is not considered that the proposal would not compromise the open space character of the green belt.

   Environmental Design consider the distance of the development to the tree on the adjacent plot (4.6m to the centre of the tree, at the closest point) sufficient not to cause significant damage.

3. Impact upon highway safety (parking provision)
   The parking space provided by the proposal would meet the Council's requirement for this two-bedroom property. Highways are minded to approve this application on the condition that the garage is retained for vehicular parking, and turning space is provided to enable cars to enter and leave the site in a forward gear.

Approval: ~~**Refusal:**~~

✓

Application Number F/2002/5944
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C049	R049	
3	C138	R138	
	INFORMATIVES:		
		1	• Surface water from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar
		2	• No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.
		3	• Roof water down pipes should be connected to the drainage system either directly, or by means of back inlet gullies with sealing plates instead of open gratings.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LT6
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WT6 WGB1 WGB3
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: LD3 C4
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B. Tennyson
(Development Control Manager)

Date: 5/4/02

GW PROTECTION ZONE

See History

GREEN BELT

RECORD OF SITE VISIT

SITE ADDRESS: The Barn Little Castlemans Bath Road Knowl Hill Reading.

APPLICATION NUMBER: F/2002/5944

OFFICER: Louise Smith

DATE OF SITE VISIT: 11/3

1 SITE/STATUTORY NOTICE DISPLAYED ? Y front post (rd)

2. DESCRIPTION OF SURROUNDINGS
back off driveway from main road.

3. DESCRIPTION OF SITE/BUILDING – ~~[illegible]~~ Replacement dwelling just been approved – not much % increase if any in floorspace → repositioning.

4. RELATIONSHIP TO ADJOINING PROPERTIES
set back from neighbour.

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING 4 ?

LEVELS same

BOUNDARY TREATMENT front 2-2m cb fence – left side 1m wire mesh + small conifers growing behind → open land behind (new dwellings being erected)

OTHERS tall trees ~~[illegible]~~ run along this boundary → rear 1.2m open pail fence + ~~[illegible]~~ (golf course beyond)
conifers + decid

right side 1m wire mesh.
conifers align boundary

New dwellings set distance away + 'paddock' area aligns this boundary.

TO: **DEVELOPMENT CONTROL**
Louise Smith

FROM: Environmental Design

DATE: 27 March 2002

Location:	The Barn, Little Castlemans, Bath Road, Knowl Hill, Wargrave
Proposal:	Proposed erection of carport and store. Amendment to consent F/2001/5451.
Application Number:	F/2002/5944

In response to your informal consultation dated 25 March 2002 for the above application, the landscape comments are as follows:

The plan attached to the letter from Roger Danks shows the trees on the adjacent site in relation to the proposed carport. The distances as shown on the drawing are sufficient not to cause significant damage to the tree nearest the carport. Although BS 5837 recommends the minimum distance of 6m from the centre of the tree, construction can occur closer than the minimum distance and can be reduced by up to one third on one side only. If distances are reduced in this way corresponding increase in distances should be made in other direction. I therefore consider this to be acceptable.

Catherine Brimble

Catherine Brimble
Landscape Architect

Danks Reed Denby + Badnell Chartered Architects

Kings Stables • 3-4 Osborne Mews
Windsor • Berkshire • SL4 3DE ••
tel 01753 859880 • fax 01753 857427
e-mail:enquiry@danksbadnell.co.uk
web site: www.danksbadnell.co.uk

RD/00/33

21 March 2002.

54519

PLANNING SERVICES	HPT
POL	CS
DC LS	Ref
APP	
CS	
22 MAR 2002	
COPIES TO	ACK:
	FILE:

Planning Department
Wokingham District Council
P.O. Box 157
Council Offices
Shute End
WOKINGHAM
RG11 1WR

For the attention of Louise Smith

Dear Sirs,

THE BARN AT LITTLE CASTLEMANS, BATH ROAD, KNOWL HILL
PLANNING APPLICATION Ref. F/2002/5944

Please find enclosed a revised site plan dated 21/3/02 showing the positions of the trees on the land adjacent to the proposed carport.

With regard the foundations adjacent to the boundary we are advised by the NHBC that they will need to be 2m deep trench fill.

Yours faithfully,

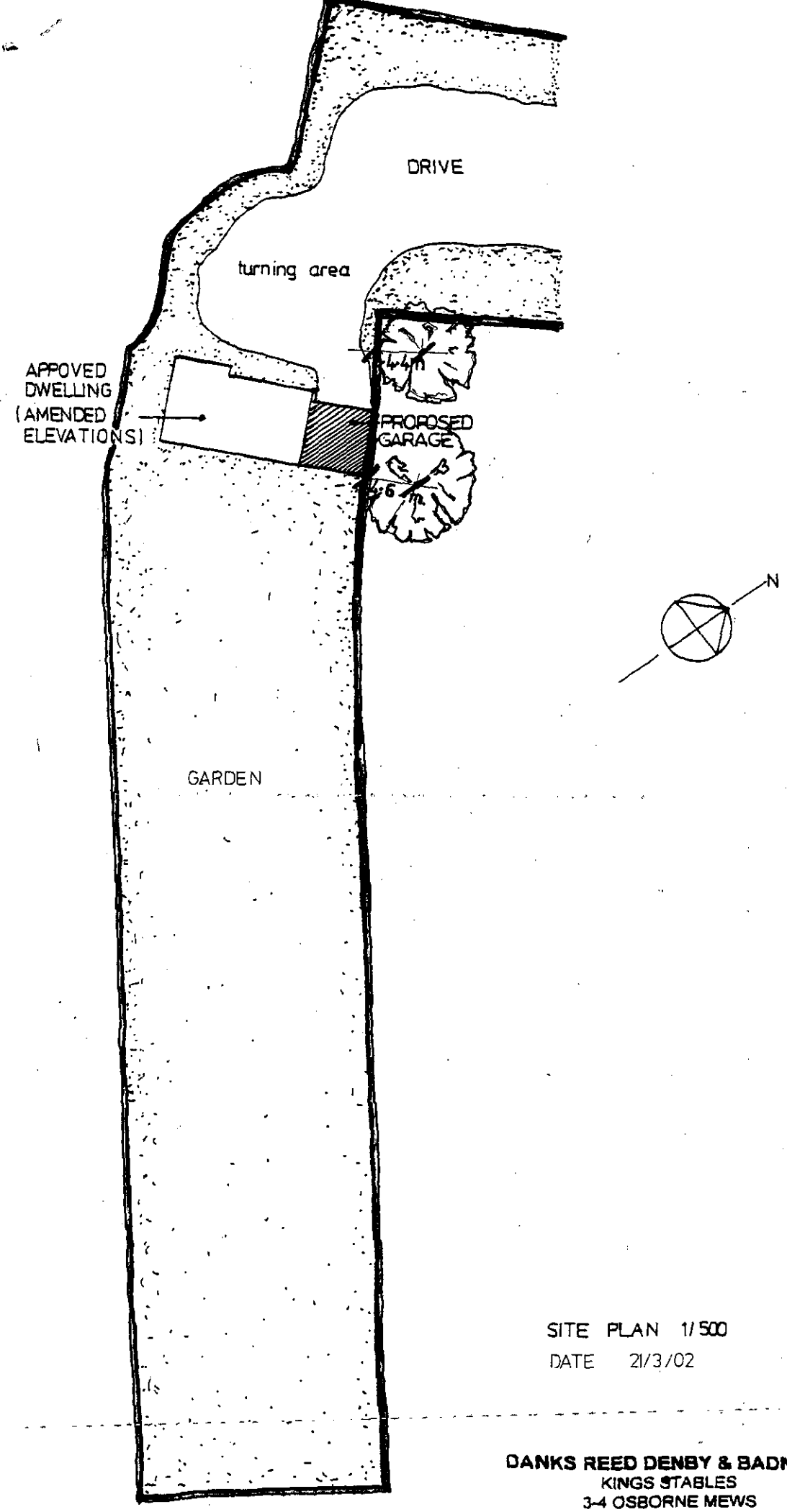
Roger C. Danks
e-mail: rogerdanks@danksbadnell.co.uk

enc

cc: Client

Roger Danks Dip Arch (Oxford) RIBA
Gordon Badnell Dip Arch (hons) ARIBA (Consultant)

Associate
Neil Oakley Dip Arch (hons) RIBA



SITE PLAN 1/500

DATE 21/3/02

DANKS REED DENBY & BADNELL
KINGS STABLES
3-4 OSBORNE MEWS
WINDSOR, BERKS
SL4 3DE

ENVIRONMENT AGENCY

Our Ref : SP/2002/005411-1/1
Your Ref : F/2002/5944

Date : 26 March 2002

PLANNING SERVICES | HPT 54801
POL | TLS
DC LS | ENF
APP |
CS |
02 APR 2002
COPIES TO | ACK:
FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

PROPOSAL: ERECTION OF CARPORT. (AMENDMENT TO CONSENT F/2001/5451)
LOCATION: THE BARN, LITTLE CASTLEMANS, BATH ROAD, KNOWL HILL, READING, RG10 9U4

Thank you for your letter dated 4 March 2002, received on 6 March 2002. Please quote the following reference in any correspondence: SU87NW/17/7.

I have no comments to add to The Environment Agency's previous letter dated 18 January 2002 regarding your consultation reference F/2001/5451, of which a copy is enclosed.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

ANDREW CHAMBERLIN
Development Planning Officer

Direct dial: 01276 454735
Direct fax: 01276 454352
Email: andrew.chamberlin@environment-agency.gov.uk

ENVIRONMENT AGENCY

COPY
26/3/2002

Our Ref : SP/2001/005065-1/1
Your Ref : F/2001/5451

Date : 18 January 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Thorley

ERECTION OF REPLACMENT DWELLING. (AMENDMENT TO CONSENT F/2001/4366) AT THE BARN, LITTLE CASTLEMANS, BATH ROAD, KNOWL HILL, READING

Thank you for your letter dated 17th December 2001, received on 19th December 2001. Please quote the following reference in any correspondence: **SU87NW/17/7.** The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.
(Note: The Environment Agency asks to be consulted on any details submitted pursuant to the above condition)

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

ADVICE TO PLANNING AUTHORITY

Surface Water Drainage

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

Our general criteria are:
· The discharge from the developed site should mimic that from an existing greenfield site as far as practical. Thus in a 1 year event the discharge should be the same as for a greenfield site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods a natural greenfield runoff is simulated; and
· Storage should be provided to protect from a 1 in 100 year storm.

Landfill Gas Risk

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Surface Water Discharge

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide

further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

Pollution Control

Clean Surface and Roof Water

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas, walkways and access roads should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Pollution Prevention

Further guidance and advice on the prevention of pollution to water courses and groundwater can be found on our website, in particular the 'Pollution Prevention Guidelines' web pages. These can be found in the Business section of The Agency's web site. Alternatively, you can type the following location in your browser's address bar:
www.environment-agency.gov.uk/business/ppg/

Pollution Prevention Guideline No. 6; provides advice to assist those in the construction and demolition industry with responsibility for managing the environmental impact of their activities.

If you are unable to access this information, please contact us so that a paper copy can be forwarded to you.

Wildlife Conservation

Wildlife Protection

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will aso help to prevent the spread of invasive, alien species within the region.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe

* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Sustainable Construction

The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable forms of development. The Environment Agency encourages both developers and local authorities to promote new technologies to reduce the consumption of both water and energy.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk

TO: **DEVELOPMENT CONTROL**
Louise Smith

FROM: Environmental Design

DATE: 11 March 2002

Location:	The Barn, Little Castlemans, Bath Road, Knowl Hill, Wargrave
Proposal:	Proposed erection of carport and store. Amendment to consent F/2001/5451.
Application Number:	F/2002/5944

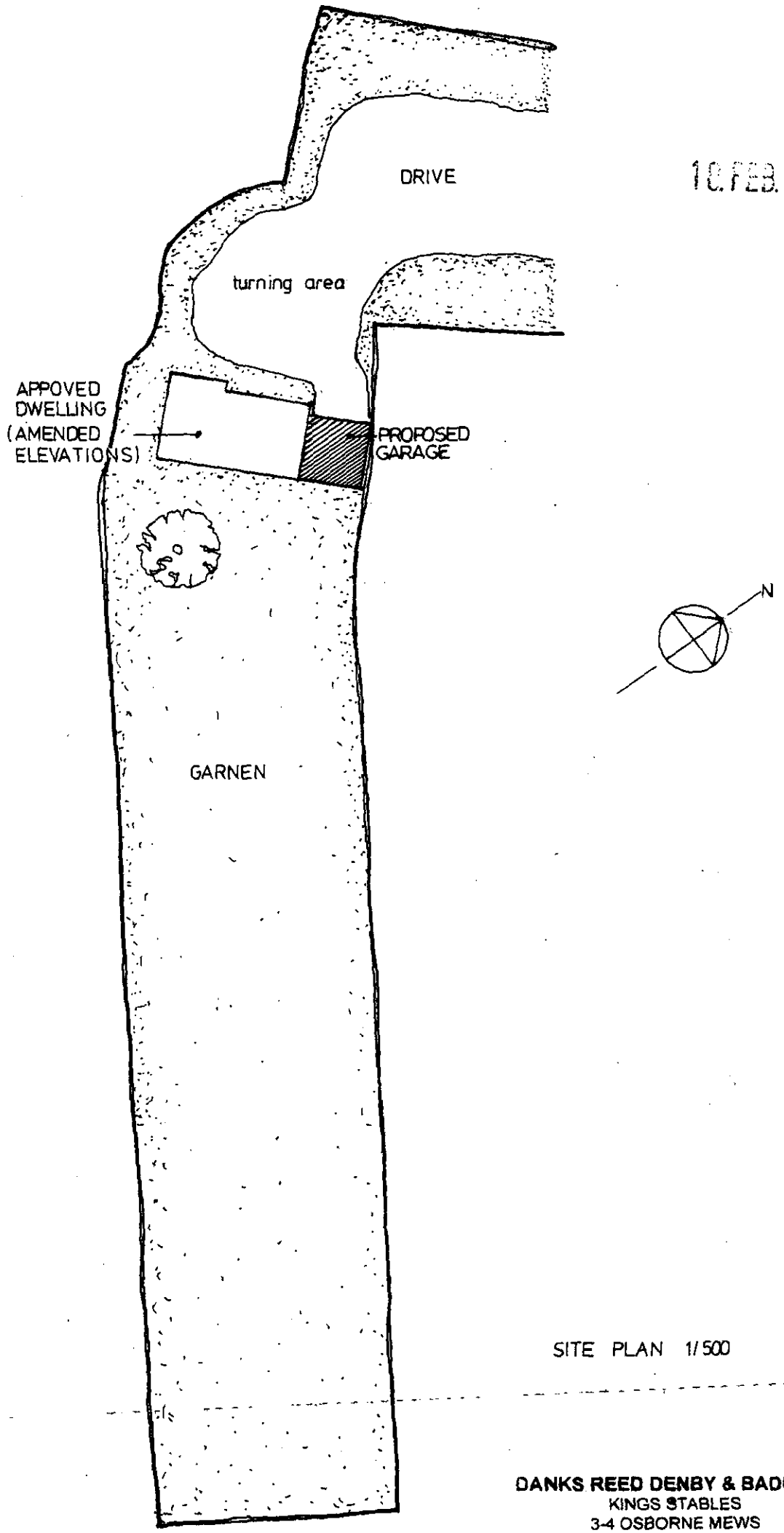
In response to your consultation dated 4 March 2002 for the above application, the landscape comments are as follows:

As the proposed carport and store comes very close to the north eastern boundary of the site, the applicant will need to show the location of the trees on the adjacent site in order to ascertain whether the proposals will have a detrimental impact on any trees. The applicant will need to confirm the type and extent of foundations to be used.

Catherine Brimble

Catherine Brimble
Landscape Architect

14/3 - Called agent and requested -



10 FEB 2002 * 5944

SITE PLAN 1/500

DANKS REED DENBY & BADNELL
KINGS STABLES
3-4 OSBORNE MEWS
WINDSOR, BERKS
SL4 3DE

1509/ab

PLANNING APPLICATION PART 1

18.FEB.2002 WOKINGHAM 5944

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MR+MRS M.BUSHNELL
	ADDRESS	WOODLANDS VIEW, BLAKES LANE
		HARE HATCH, BERKSHIRE
	POST CODE	RG10 9TA. Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	DANKS BEED DENEW + BADNELL
	ADDRESS	34 OSBORNE MEWS. WINDSOR
		BERKSHIRE
	POST CODE	SL4 3DE Tel No. 01753 850000
On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	THE BARN, LITTLE CASTLEMANS
		BATH ROAD, KNOWL HILL. READING.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	.27 APPROX.
5. Give brief details of the proposal	ABOUT THE APPLICATION	PROPOSED CARPORT + STORE AND DESIGN AMENDMENTS TO APPROVED ELEVATIONS REF. F/2001/15451.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER.

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:~~100~~ Floor Plan 5A (PROPOSED)	✓
1:500 Block Plan	✓	Other	
1:~~100~~ Elevations 5D (PROPOSED)	✓		

Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	✓
CONSTRUCTION OF NEW BUILDING		DEMOLITION	
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

(YES) / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

ROOF – CLAY TILE.
WALLS –.
OAK BOARDING / FRAMEWORK and FACING BRICK

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

(YES) / NO
EXISTING SOAKAWAYS

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

(YES) / NO
EXISTING SEPTIC TANK.

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

(YES) / NO

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

YES / (NO)

18. 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)

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES (NO)

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

(YES) / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

YES (NO)

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 (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

YES (NO)

23. THE FEE ENCLOSED IS £ 95.00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED D HENDERSON (DRDB) ON BEHALF OF MR+MRS BUSHNELL. DATE FEB 2002.

Before submitting this application check that you have answered all the relevant questions 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.

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed D Henderson (DRDB)

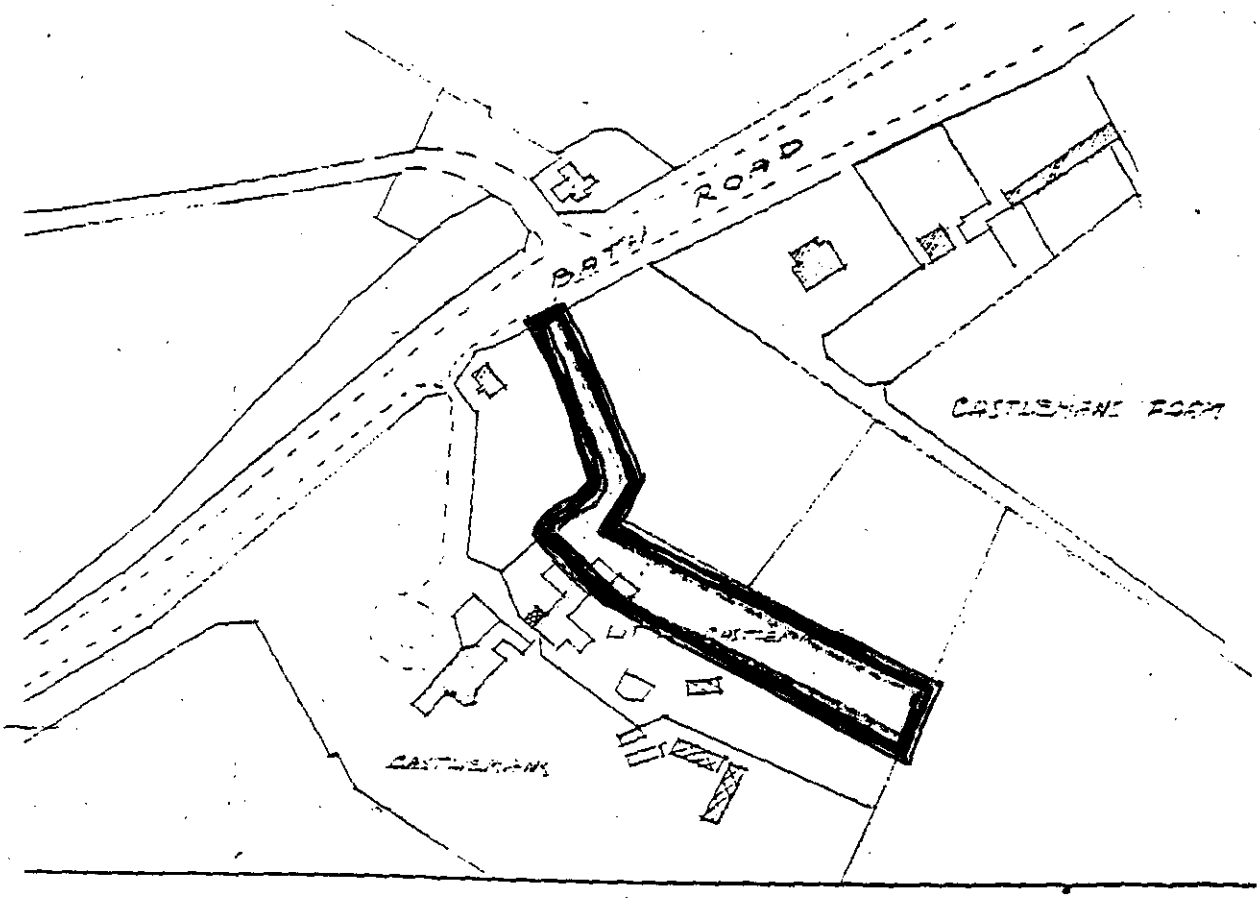
On behalf of MR + MRS M BUSHNELL

Date FEB 2002

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

18.FEB.2002* 5944

BLOCK PLAN SCALE 1/2500



REED DENBY & BADNELL
KINGS STABLES
3-4 OSBORNE MEWS
WINDSOR, BERKS
SL4 3DE

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(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).

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 of (a) of any part of the land to which the application relates.

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

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

- 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) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Louise Smith Development Control	Your Ref:	F/2002/5944
From:	Tom Payne Environmental Heath	My Ref:	000382
		Date.	15 March 2002

PROPOSED ERECTION OF CARPORT AND STORE. AMENDMENT TO CONSENT 2001/5451.

THE BARN, LITTLE CASTLEMANS, BATH ROAD, KNOWL HILL, READING.

These proposals have been evaluated and I have no environmental health objections to the application.

T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Danks Reed Denby + Badnell Chartered Architects

Kings Stables • 3-4 Osborne Mews
Windsor • Berkshire • SL4 3DE ••
tel 01753 859880 • fax 01753 857427
e-mail:enquiry@danksbadnell.co.uk
web site: www.danksbadnell.co.uk

PLANNING
POL
DC RS
APP
CS
15 MAR 2002
COPIES TO
ACK
FILE

54304

RD/00/33

13 March 2002.

The Planning Department
Wokingham District Council
P.O. Box 157
Council Offices
Shute End
WOKINGHAM
Berks.
RG11 1WR

For the attention of Louise Smith

Dear Sirs,

LITTLE CASTLEMANS, BATH ROAD, KILN GREEN, BERKSHIRE
PLANNING APPLICATION REF: F/2002/5944

Further to your letter of the 4 March 2002 we confirm that the development proposed under the above planning application is totally within the curtilage of the application site, that site being wholly owned by our Client.

Yours sincerely,

Roger C. Danks
e-mail: rogerdanks@danksbadnell.co.uk

cc Client

Roger Danks Dip Arch (Oxford) RIBA
Gordon Badnell Dip Arch (hons) ARIBA (Consultant)

Associate
Neil Oakley Dip Arch (hons) RIBA

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 04 March 2002

Application Number: F/2002/5944

Proposal: Proposed erection of carport and store. Amendment to consent 2001/5451

Parish: WARGRAVE PARISH

Site Address:
The Barn Little Castlemans, Bath Road, Knowl Hill, Reading.

Applicant:
Mr/Mrs M Bushnell C/Odanks Reed Denby & Badnell.

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).

C04H, R04H.
C138, R138.

Signed: _____ **Print name:** Adam 6/3/02.

Received by Wokingham District Council

Application No: F/2002/5944

Proposal:
Proposed erection of carport and store. Amendment to consent 2001/5451

Location:
The Barn Little Castlemans, Bath Road, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/5944 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 25/03/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

04 March 2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/5944
CASE OFFICER: Louise Smith

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

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

Tel: (0118) 974 6463

Date: 04 March 2002

My ref: F/2002/5944

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Etheridge
41a Bearwood Road
Barkham
Berks
RG41 4SX

Dear Councillor

Application Number: F/2002/5944
The Barn Little Castlemans, Bath Road, Knowl Hill, Reading.
Proposed erection of carport and store. Amendment to consent 2001/5451

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

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

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

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/5944**
The Barn Little Castlemans, Bath Road, Knowl Hill, Reading.
Proposed erection of carport and store. Amendment to consent 2001/5451
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor Etheridge

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

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

Tel: (0118) 974 6463

Date: 04 March 2002

My ref: F/2002/5944

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
Berks
RG9 3EP

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

Dear Councillor

Application Number: F/2002/5944
The Barn Little Castlemans, Bath Road, Knowl Hill, Reading.
Proposed erection of carport and store. Amendment to consent 2001/5451

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/5944**
The Barn Little Castlemans, Bath Road, Knowl Hill, Reading.
Proposed erection of carport and store. Amendment to consent 2001/5451
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor Browne

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

Application Number : F/2002/5944	Map No : 32
Case Officer : LS	Site Area : 0·32
Valid Date : 18 FEB 2002	Received Date: 18/02/2002

Level : Delegated Application

Description : Proposed erection of carport and store. Amendment to consent 2001/5451

Location : The Barn, Little Castlemans, Bath Road, Knowl Hill, Reading.

Parish : WA Ward : WAR 4/3/02 B.

Applicant : Mr/Mrrs M Bushnell C/Odanks Reed Denby & Badnell.

Fee Required: £95 Fee Received: £95 (11)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	Encroachment?	4.3.	
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 4.3.02 B

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

CPRE ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ Groundwater Protection Zone

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

(Green Belt)

NEIGHBOURS

S/N + See map

+ Site inside red line

+ names & addresses on attached list

10 FEB 2002 5944

WOKINGHAM DISTRICT COUNCIL

Applicationo	Name & Address
F/2001/4366	D F Silver Little Castlemans Bath road Kiln Green Nr. Reading Berks RG10 9UT
Application Approved	Letter sent 26/09/01

509/ab

PLANNING APPLICATION PART 1

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council. PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No. 5944

1.	YOUR NAME	MR+MRS M. BUSHNELL
	ADDRESS	WOODLANDS VIEW, BLAKES LANE
		HARE HATCH, BERKSHIRE
	POST CODE	RG10 9TA. Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	DANKS BEED DENEN + BARNELL
	ADDRESS	3-4 OSBORNE MEWS. WINDSOR
		BERKSHIRE
	POST CODE	SL4 3DE Tel No. 01753 850080
On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	THE BARN, LITTLE CASTLEMANS
		BATH ROAD, KNOWL HILL. READING.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	.27 APPROX.
5. Give brief details of the proposal	ABOUT THE APPLICATION	PROPOSED CARPORT + STORE AND DESIGN AMENDMENTS TO APPROVED ELEVATIONS. REF. F/2001/5451.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER.

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:~~100~~ 50 (PROPOSED) Floor Plan	✓
1:500 Block Plan	✓	Other	
1:~~100~~ 50 (PROPOSED) Elevations	✓		

Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	✓
CONSTRUCTION OF NEW BUILDING		DEMOLITION	
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	✓	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

ROOF – CLAY TILE.
WALLS –
OAK BOARDING / FRAMEWORK and FACING BRICK.

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / NO
EXISTING SOAKAWAYS

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / NO
EXISTING SEPTIC TANK.

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / NO

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

YES / NO

18. 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

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

YES / NO

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 (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

YES / NO

23. THE FEE ENCLOSED IS £ 95.00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED D Henderson (DRDB) ON BEHALF OF MR + MRS BUSHNELL. DATE FEB 2002.

Before submitting this application check that you have answered all the relevant questions 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.

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(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).

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 of (a) of any part of the land to which the application relates.

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

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

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

- 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) . . . . . .

  . . . . . .

- Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

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

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed I.D. Henderson (DRDB)

On-behalf-of MR + MRS M. BUSHNELL

Date FEB 2002

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

5944 18.FEB.2002* 5944

Danks Reed Denby + Badnell

Chartered Architects

Kings Stables • 3-4 Osborne Mews
Windsor • Berkshire • SL4 3DE ••
tel 01753 859880 • fax 01753 857427
e-mail:enquiry@danksbadnell.co.uk
web site: www.danksbadnell.co.uk

TM/01/49

14th February 2002

The Planning Department
Wokingham District Council
P.O. Box 157
Council Offices
Shute End
WOKINGHAM
Berks.
RG11 1WR

For the attention of Nichola Lake – Senior Planning Officer

Dear Miss Lake,

LITTLE CASTLEMANS, BATH ROAD, KILN GREEN, BERKSHIRE

Further your letter of 23 January 02 to Mr. Bushnell we enclose a planning application for a carport and garden store as discussed. The scheme has taken note of the suggestions made in your letter.

Please find enclosed:

1. 6 copies of a completed planning application form.
2. 6 copies of the ownership certificate.
3. 6 copies of DRDB drawings;
   - 01/49/100 Proposed carport addition
   - 1/2500 Location Plan
   - 1/500 Site Plan
4. Our application fee cheque for the sum of £95.00

If you require any further information please do not hesitate to contact me.

Yours sincerely,

Toby McCulloch

cc Client + enclosures

Roger Danks Dip Arch (Oxford) RIBA
Gordon Badnell Dip Arch (hons) ARIBA (Consultant)

Associate
Neil Oakley Dip Arch (hons) RIBA

ADDRESS LITTLE CASTLEMANS BATH ROAD

PARISH WARGRAVE

PLOT No.

ORD. SHEET No SU 8178 (22

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
188/52	Mr. A. Ridell	Conv. outbuilding to living accom	16.4.52	APP	AP
265/52	Mr. W. Breeze	O/L to divide Castlemans into 4 separate dwellings	17.6.52	N/A	APP
0/179/58	Mr. A. Ridell	O/L det hse & garage at rear	31.10.58	N/A	REF
PD 64/61	Mr. A. Ridell	Reconstruction	23.2.61	APP	N/A
0/194/69	Mrs. E.N. Ridell	Conv. det. store/playroom into a dwelling	29.1.70	N/A	REF
347/71	" "	Conv. barn into res accom.	27.4.71	APP	a/A
18132	"	O/L. HOUSE ON LAND ADS.	23.9.82	N/A	REF
25631	"	RES USE OF EX. BLDG. WITHOUT COMPLIANCE TO COND. 1 OF 347/71	11.6.86		REF
28313	"	BEDROOM, BATHROOM, HALL	10.9.87		REF
F/2002/5944	Mr. + Mrs. Bushnell	Erect carport & store			

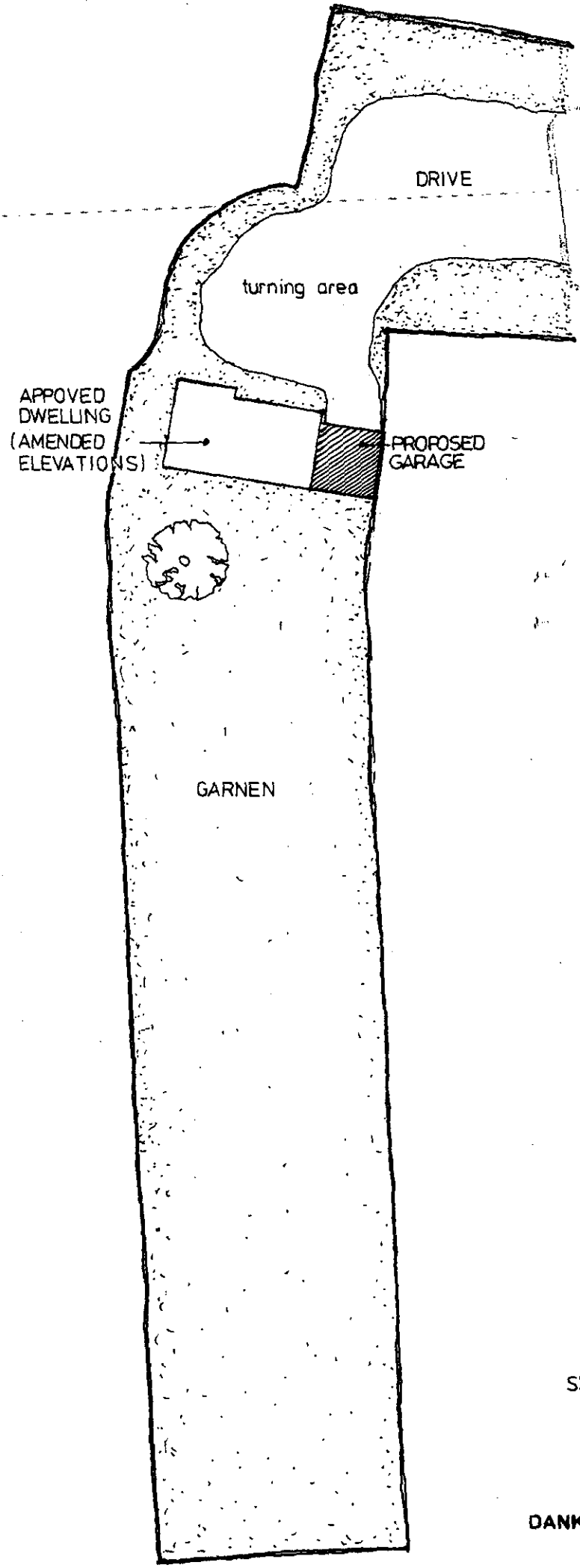
DATE OF COMPLETION

MINISTRY DECISION 25631 - APPEAL GRANTED - 8.12.86

SPECIAL ORDERS PD Enq - Conservatory - Mr D F Silver 18.09.00

DRAINAGE

091074



18 FEB 2002
APPROVED

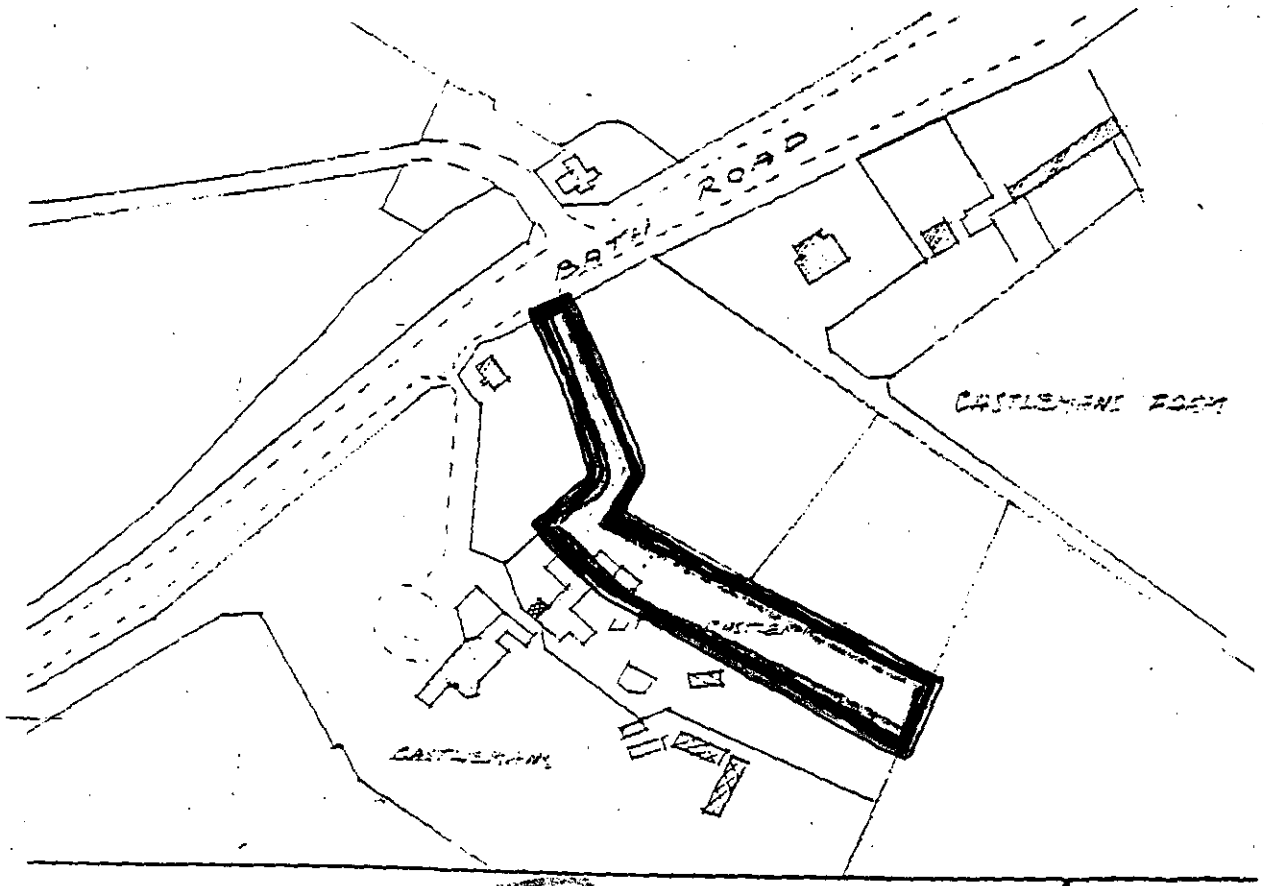
5944

SITE PLAN 1/500

DANKS REED DENBY & BADNELL
KINGS STABLES
3-4 OSBORNE MEWS
WINDSOR, BERKS
SL4 3DE

10.FEB.2002 5944

BLOCK PLAN SCALE 1/2500



APPROVED

REED DENBY & BADNELL
KINGS STABLES
3-4 OSBORNE MEWS
WINDSOR, BERKS
SL4 3DE



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Development Control Section, Environmental Services, Wokingham District Council.

21 February 2002 Scale: 1 : 2500

N
W E
S

Original Dwelling 62 m²

Gge 39.5

101.5

Proposed dwelling 97.5m²

Garage = 5.4 × 7.5

= 40.5

40.5 / 97.5 × 100% = 41.5 % increase in F.S.