APPLICATION NO:
F/2001/5335

LOCATION:
33 Lowther Road, Wokingham.

APPLICANT:
Mr T Rose C/O DLP Consultants Ltd.

PROPOSAL:
Proposed erection of covered area to si dwelling (Retrospective).

EARLIEST DATE FOR DECISION: **23/12/2001**
Herbs Ltr: 27/12/01
APPLICATION WILL HAVE EXPIRED ON 17/01/2002.

CASE OFFICER: **Richard Kelly**

APPROVED

449

DO

RAILEX
Marbleboard

EASIFILE EP7

(RK)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr T Rose
C/O DLP Consultants Ltd.
Ritz Plaza House
10 Denton Road
Wokingham
Berkshire
RG40 2DX

Application Number: F/2001/5335

Parish: **WOKINGHAM**

Location: **33, Lowther Road, Wokingham.**

Proposal: **Proposed erection of covered area to side of dwelling (Retrospective).**

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.

Informative
1. The applicant should note that this permission does not give a right to retain structures or to access any adjoining property. This permission should be sought from the land owner.

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

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

Informative
4. 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.

Informative
5. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
6. 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:

South East Area Local Plan Policy SBE1.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS3.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 14/01/2002

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.

Environmental Services

For office use only.
Application number: 22.NOV.2001* 5335

Householder planning application form

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

1	Your name	MR T ROSE
	Address and postcode	c/o AGENT
	Phone number	
2	Agent's Name	DLP CONSULTANTS LTD
	Address and postcode	RITZ PLAZA HOUSE 10 DENTON ROAD WOKINGHAM RG40 2DX
	Phone number	0118 978 9595
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	33 LOWTHER ROAD, WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	COVERED AREA AT SIDE OF DWELLING HOUSE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	WOOD FELT
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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

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

Certificate A

I certify that

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

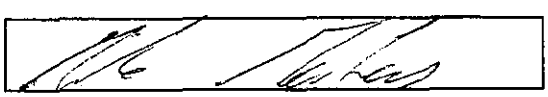
Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: 

on behalf of MR T ROSE

Date 21/11/01

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

22.NOV.2001 * 5335

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CLIENT

Mr T Rose

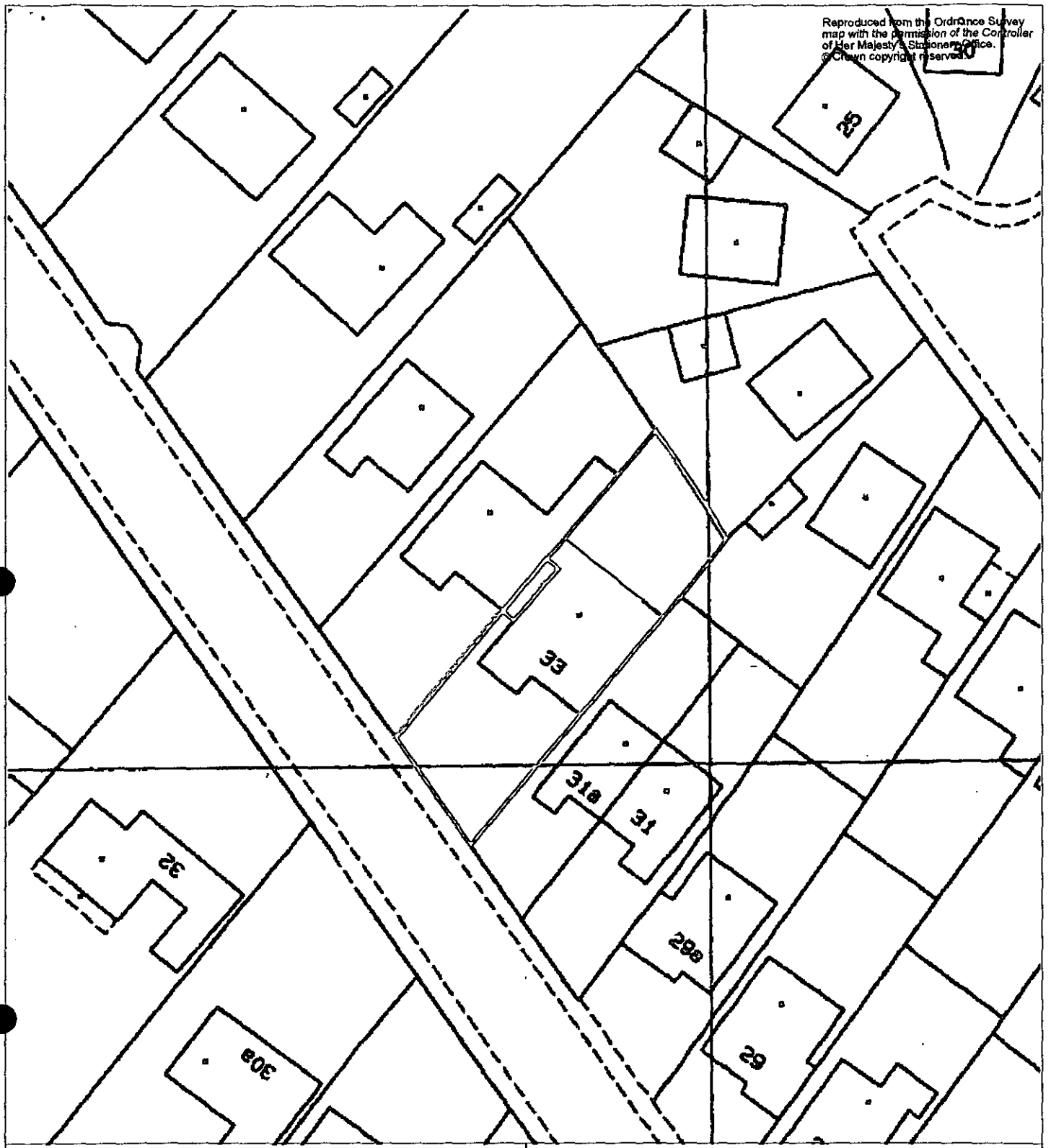
PROJECT

33 Lowther Road, Wokingham

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD,
WOKINGHAM, BERKS, RG40 2DX
TELEPHONE: (0118) 978 9595 FACSIMILE : (0118) 978 6551
email wokingham@dlpconsultants.co.uk
Offices also at Bedford, Bristol, and Sheffield

Date 14/11/01	OS Ref.	Drawn by sj	DRAWING TITLE
Scale 1: 1:1250	Drawing no. 1	Checked mm	**LOCATION PLAN**
Job no. BKS368	Rev.		

22.NOV.2001 5335



CLIENT

Mr T Rose

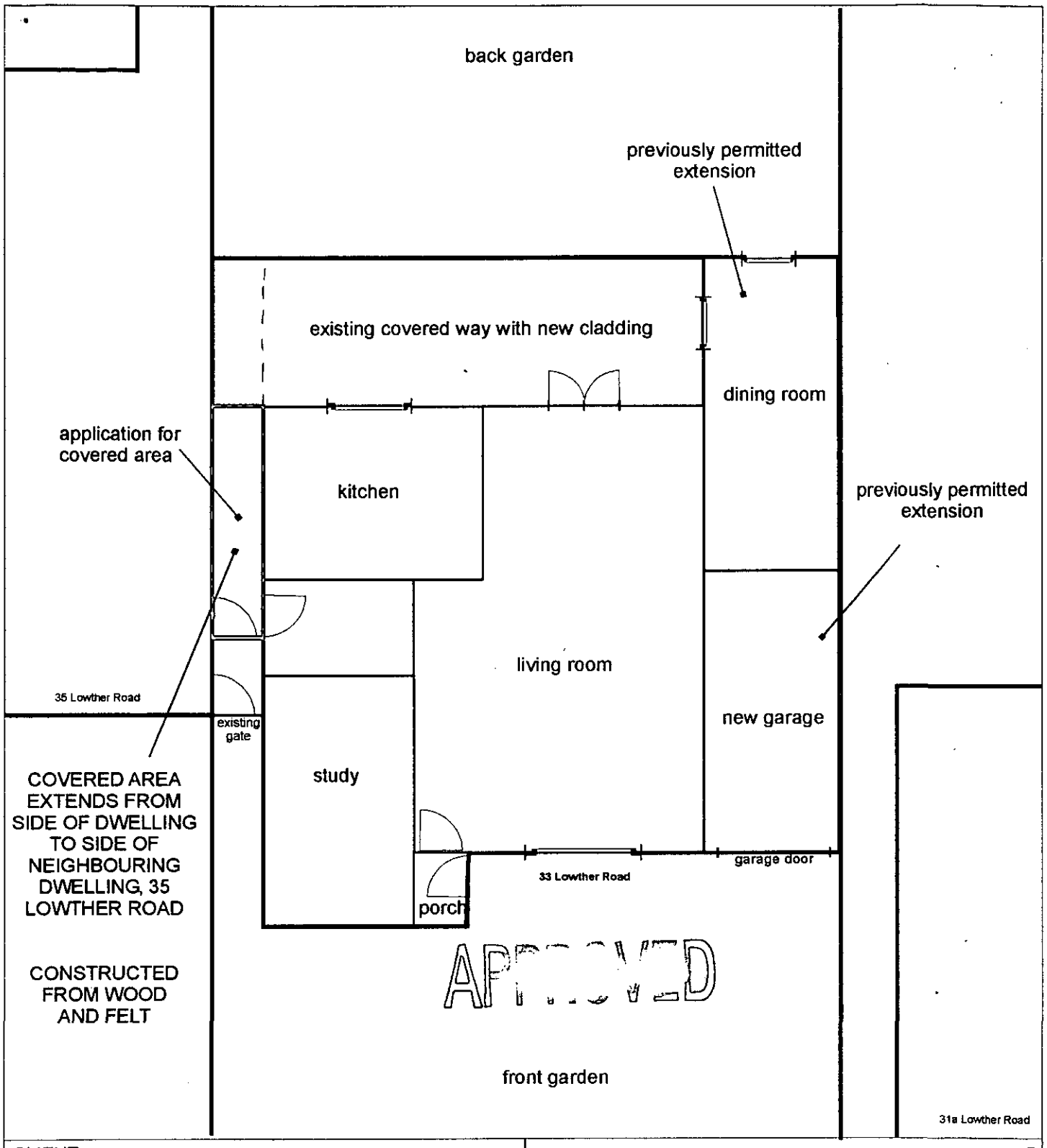
PROJECT

33 Lowther Road, Wokingham

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD,
WOKINGHAM, BERKS, RG40 2DX
TELEPHONE: (0118) 978 9595 FACSIMILE: (0118) 978 6551
email wokingham@dlpconsultants.co.uk
Offices also at Bedford, Bristol, and Sheffield

Date 14/11/01	OS Ref.	Drawn by sj	DRAWING TITLE
Scale 1:500	Drawing no. 2	Checked mm	**SITE PLAN**
Job no. BKS368	Rev.		

22.NOV.2001 * 5335



APPROVED

CLIENT	Mr T Rose
PROJECT	33 Lowther Road, Wokingham

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD,
WOKINGHAM, BERKS, RG40 2DX
TELEPHONE: (0118) 978 9595 FACSIMILE : (0118) 978 6551
email wokingham@dlpconsultants.co.uk
Offices also at Bedford, Bristol, and Sheffield

Date 22/11/01	OS Ref.	Drawn by sj	DRAWING TITLE
Scale 1:100	Drawing no. 3	Checked mm	**COVERED AREA / FLOOR PLAN**
Job no. BKS368	Rev.		

APPROVED

22.NOV.2001* 53335

Photograph 1

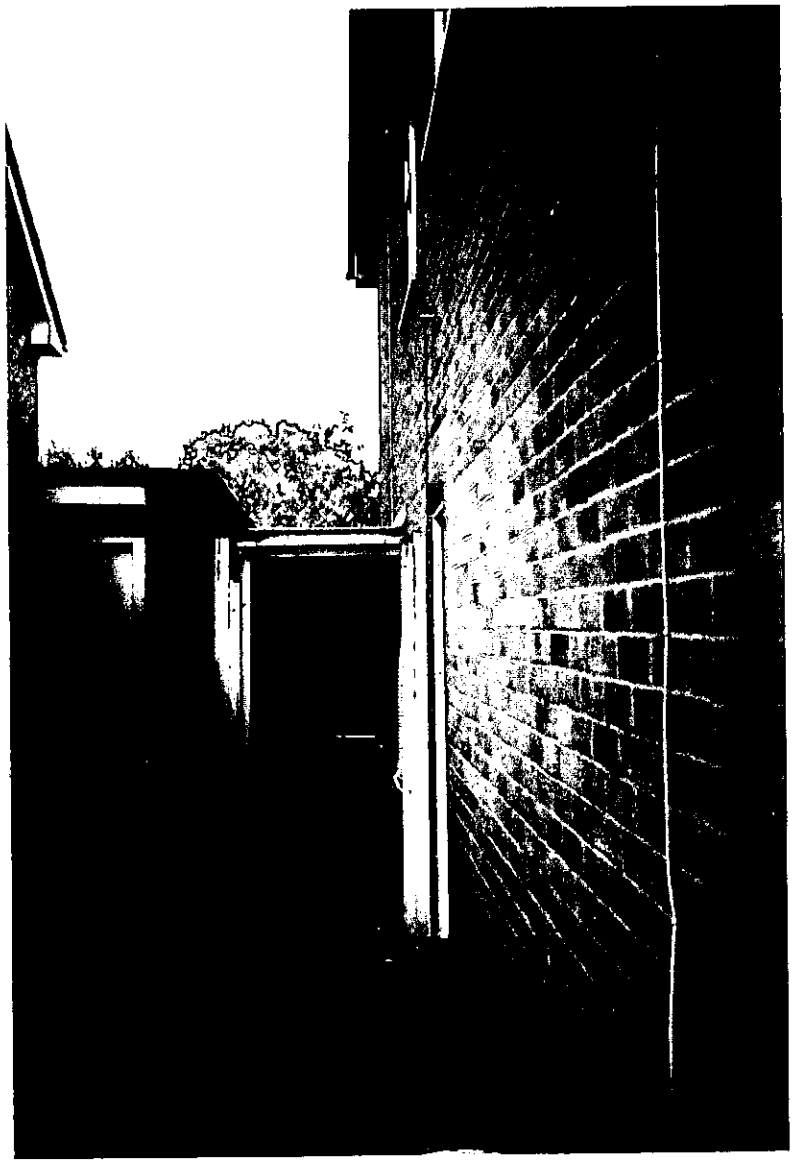
Rear of property



22.NOV.2001* 5335

Photograph 2

Front of property showing covered area to the side of the dwelling



APPROVED

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

Tel: (0118) 974 6229

Date: **29 November 2001**

My ref: F/2001/5335

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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/2001/5335
33, Lowther Road, , Wokingham.
Proposed erection of covered area to side of dwelling (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 **Richard Kelly** on **(0118) 974 6229**.

Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2001/5335**
33, Lowther Road, , Wokingham.
Proposed erection of covered area to side of dwelling (Retrospective).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Earnshaw

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

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

Tel: (0118) 974 6229

Date: **29 November 2001**

My ref: F/2001/5335

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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/2001/5335
33, Lowther Road, , Wokingham.
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Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2001/5335**
33, Lowther Road, , Wokingham.
Proposed erection of covered area to side of dwelling (Retrospective).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Eke

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

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

Tel: (0118) 974 6229

Date: **29 November 2001**

My ref: F/2001/5335

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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/2001/5335
33, Lowther Road, , Wokingham.
Proposed erection of covered area to side of dwelling (Retrospective).

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Yours faithfully,

Richard Kelly

Development Control Officer

LISTING FORM

Case officer: **Richard Kelly** Application Number: **F/2001/5335**
33, Lowther Road, , Wokingham.
Proposed erection of covered area to side of dwelling (Retrospective).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Malvern

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

Received by Wokingham District Council

Application No: F/2001/5335

Proposal:
Proposed erection of covered area to side of dwelling (Retrospective).

Location:
33, Lowther 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 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/2001/5335 to enable the library staff to locate the correct information.

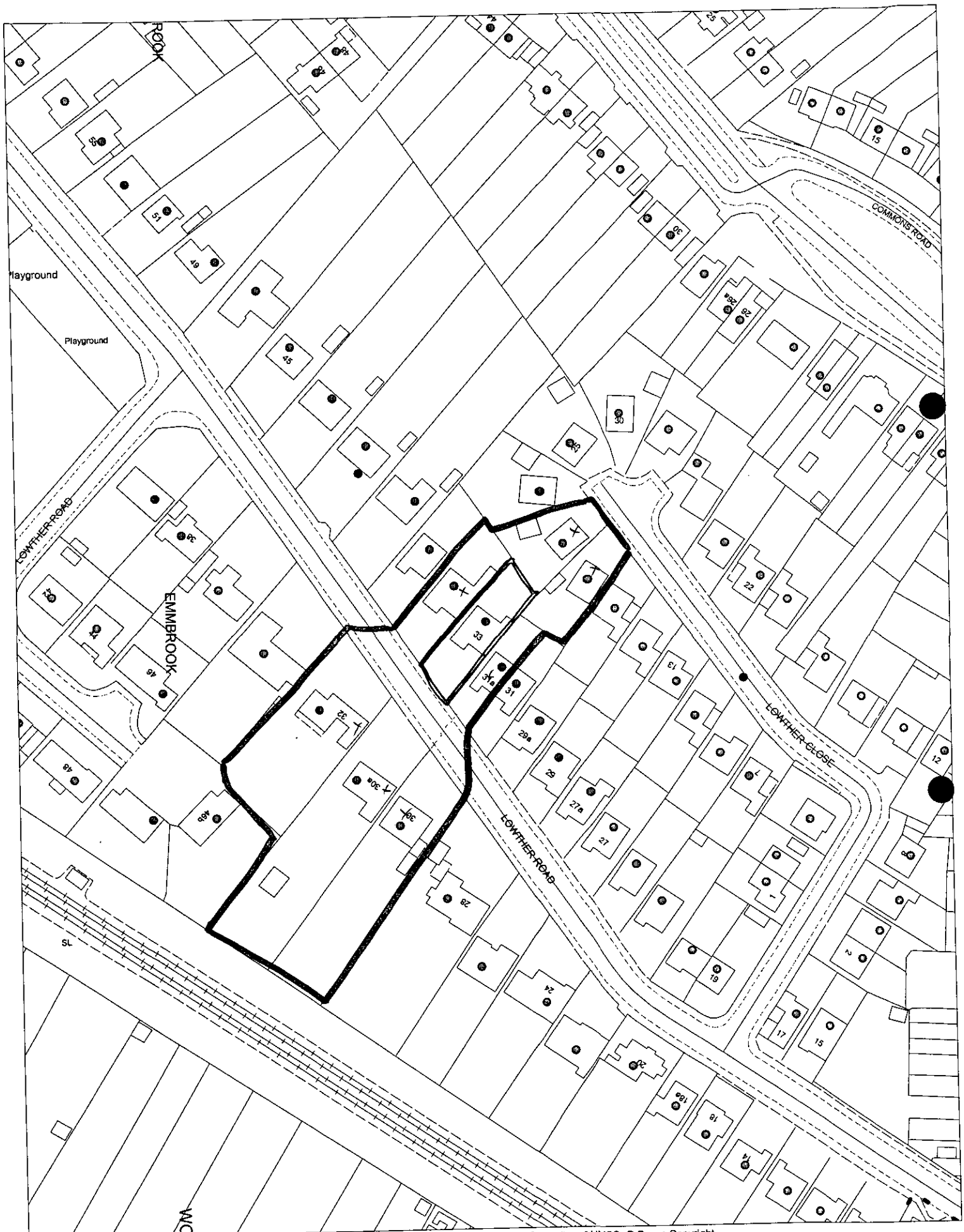
Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 23/12/2001. Written comments submitted will become available for public inspection.

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

29 November 2001

22.NOV.2001★ 5335



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Development Control Section, Environmental Services, Wokingham District Council.
27 November 2001

Scale: 1 : 1250

N
W E
S

Applicationo	Name & Addres
F/2001/5335	Mr C Watts 35 Lowther Road WOKINGHAM. RG41 1JB

WOKINGHAM UNITARY
Aiming for Excellence

App granted letter
sent 16/01/02

GROUNDWATER PROTECTION ZONE INFORMATIVES.

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

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

4. • 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.

WORK SHEET FOR : Richard Kelly

Application Number : F/2001/5335

Applicant : Mr T Rose C/O DLP Consultants Ltd..

Location : 33, Lowther Road, , Wokingham.
Proposal : Proposed erection of covered area to side of dwelling (Retrospective).

Site Notice Displayed ? :

YES	NO	DATE
	✓	4/1

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 22/11/2001

Earliest Date for Decision : 23/12/2001

Latest Consultation Date/Site Notice Expiry Date : 23/12/2001

This application will have expired on: 17/01/2002. 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 :
Neighbours at 35 concerned about terracing effect + various civil issues.

Planning Issues :

Application Number: F/2001/5335

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number F/2001/5335
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			None required as retrospective.
			INFORMATIVES:
		1.	The applicant should note that this permission does not give a right to retain structures on or to access any adjoing property. This permission should be sought from the landowner.
Informative for approvals			
6. N16 S.N04			
LODDON AREA LOCAL PLAN POLICIES:			
SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 ~~SBE1~~ WOS 3			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES:			
MINERALS LOCAL PLAN POLICIES:			

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

Date: 4.01.02

RECORD OF SITE VISIT

SITE ADDRESS: 33 Lowther Road Wokingham.

APPLICATION NUMBER: F/2001/5335

OFFICER: Richard Kelly

DATE OF SITE VISIT: 4/1/01

1 SITE/STATUTORY NOTICE DISPLAYED ? No.

2. DESCRIPTION OF SURROUNDINGS ~~Substantial~~ detached houses.

3. DESCRIPTION OF SITE/BUILDING

Previously extended detached house - conservatory.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Proposed retention arches in footpath between 33 and 35.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING —

LEVELS flat.

BOUNDARY TREATMENT 1.8 fence - 35's outbuilding appears to overlay.

OTHERS Is attached to 35's garage wall with steel brackets.

Application Number: F/2001/5335 – 33 Lowther Road, Wokingham

Appraisal:

This application is for the retention of a covered area to the side of the dwelling. The permitted development rights have been used up in the construction of a substantial conservatory across the rear of the house. This application raises two issues:

Impact on adjoining properties: WBE 1, SBE 1

The covered way encloses a 1m wide side passage between No 33 and the garage of No 35. Views of the structure from the neighbours are restricted to oblique views from the front part of the front garden of No35, such that its impact on the neighbours is minimal. It is acknowledged that the structure is attached by metal brackets to the garage wall of No 35, such that further permission will be required from the owner of No 35 for the retention of the structure, but this is not material to the planning application.

Impact on streetscene: WBE 1, WOS 3

The passage that has been enclosed had a 2m high wooden gate, such that the difference in the streetscene is minimal.

Approval ~~**Refusal**~~

For the attention of Mr Richard Kelly.

K & S.J.LEVY

DEVELOPMENTS LTD

Directors
K.Levy, Quantity Surveyor
Suzanne J.Levy

Sunbirds
6a Glebelands Road
Wokingham
Berkshire RG40 1DR
Phone & Fax
0118 978 0339

P...	50964
PCL	TI S
DC RK	ENF
APP	
CS	

17 DEC 2001

COPIES TO:	ACK:
	FILE:

12th December 2001

Mr. and Mrs. C. WAtts,
35 Lowther road,
WOKINGHAM ,
RG41 1JB

Dear Mr. and Mrs. WAtts,

Re: Planning Application No. F/2001/5335 - 33 Lowther Road.

Further to my site visit on 11th December to inspect the garage wall along your boundary, I confirm that the garage is correctly sited along the boundary with your adjacent property referred to above, and is in line with the plan attached to your deeds.

The above retrospective planning application submitted on behalf of Mr. Rose does not appear to correctly reflect the extent of the works already completed and the built in walkway/bin store has been attached to your garage wall and not independently supported as could reasonably be expected.

I understand that you have not given permission for this construction to be so attached and I would seek legal advice covering this matter.

My findings currently are that the walkway as constructed ic causing water to collect and no provision has been made for the dispersal/drainage of the excess which is totally unsatisfactory and needs urgent attention if damage is to be avoided. I would urge you to draw these matters to the immediate attention of the Planning Officer who is handling your neighbour's current application and I confirm that I will be happy to take this matter up with Planning on your behalf if instructed by you. Clearly these matters should be resolved prior to any conclusion being reached and permission granted.

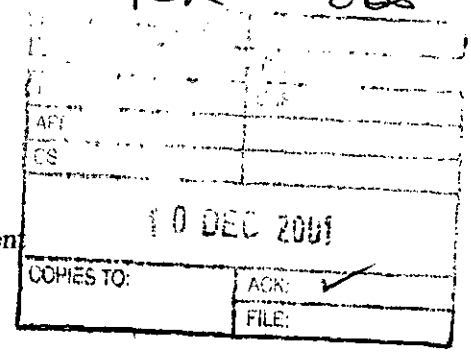
I am of the opinion that the walkway should be independently supported from within the confines of No. 33 Lowther Road if permission is to be granted, and suitable provision be made for the adequate dispersal of water from this area. Inspection from time to time will ensure that water does not remain.

I await your further instructions.

Yours sincerely,

K.A.Levy.

RK 068



Environmental Services Department
Planning Services
P.O.Box 157
Shute End
Wokingham
RG40 1WR

Mr Watts
35 Lowther Rd.
Wokingham
Berkshire
RG411JB

06th December 2001

Application Number: F/2001/5335
Site Address: 33 Lowther Road. Wokingham.

Dear Sir/Madam,

With reference to the above application, my wife and I would like to strongly object to the granting of any retrospective planning permission for a conservatory at 33 Lowther Rd. Wokingham. The occupant of number 33 is in the building trade and would be well aware that planning permission would be required for the structure that he has already erected.

To the side of the property he has attached the construction to my property being the wall of my garage which is situated within my boundary, this has the effect of rendering my property a link detached as opposed to a detached property. I do not have to spell out the resulting loss in value of my property should I have to sell in the future.

With regard to attaching the construction to my property I feel that Mr Rose has committed an act of criminal damage against my property, about which I will be taking legal advise. Should you grant planning permission you will be retrospectively legalising his criminal act and civil trespass on my property.

Yours faithfully,

A H Watts

1327

WOKINGHAM DISTRICT COUNCIL

To Richard

Date 11/12 Time

WHILE YOU WERE OUT

Name

Of

Phone No. 978 5277 Ext.

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Mrs Watts from no.35 Lowther Road called to view the plans for no.33 (F/2001/5335 - RETROSPECTIVE). She is v. concerned about the overhanging of the dev. onto her property. I explained that it was a civil matter.

~~Signed~~ Nevertheless, the applicant needs

to serve notice on Mrs Watts & it doesn't appear that this has taken place. You should contact the agent & ask them to do this. If they claim they don't overhang they must declare/confirm this in a letter to us.

If you could then let Mrs Watts know the outcome of this ie. whether they will serve notice or not. Sorry, but I didn't get her phone no.

Thanks

Elaine

PLANNING SERVICES | HPT 50698
POL | TLS
DC | ENF
APP |
CS |
06 DEC 2001

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: 0118 978 9595 Facsimile: 0118 978 6551
E-mail: wokingham@dlpconsultants.co.uk
Website: www.dlpconsultants.co.uk
Offices also at Bedford, Sheffield and Bristol

MM/BKS368

06 December 2001

R Kelly Esq
Planning Officer
Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Richard

RE: APPLICATION: F/2001/5335 – 33 LOWTHER ROAD

Thank you for your letter dated 29 November 2001. In reference to the covered area, I can confirm the following:

Width of covered area:	1.04 metres
Height of covered area:	2.30 metres
Thickness of covered area:	0.18 metres

I can also confirm that the covered area does touch the neighbouring wall of 35 Lowther Road. I have now served the enclosed Notice Number 1 on the affected owner and enclose the Section 66 Certificate with Section A deleted and Section B completed.

I hope the above is satisfactory. Should you require any further information please do not hesitate to contact me.

Yours sincerely

Mark Mathews BSc (Hons) Dip TP MRTPI
Assistant Planner

encs

cc T Rose Esq

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
Mr C Watts	35 Lowther Road Wokingham	6/12/01

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

Agricultural Holdings Certificate

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.

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 . . . . . .

On behalf of . . . Mr. T. Rose . . . . . .

Date . . . 6/12/01 . . . . . .

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	22 NOV 2001
Officer: RK	Application No. F/2001/5335

Map No. 68 Site 0.04
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) Proposed Erection of Covered area to side of dwelling (Retrospective)

Location: 33 Lowther Road

Parish: Wokingham Ward: EMMBROOK

Applicant: Mr T. Rose

Fee Received 95:00 (5) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☑ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	No elevations. (only front elev. reqd. as for Photograph but drawn to scale)	30/11	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment? May need Cert B.	30/11	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 30/11 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: (Groundwater Protection Zone)

.....

.....

No pre-apps

NEIGHBOURS:

SIN + see map.

Rec'd 3.45pm 21.11.01

22.NOV.2001* 5335

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: 0118 978 9595 Facsimile: 0118 978 6551
E-mail: wokingham@dlpconsultants.co.uk
Website: www.dlpconsultants.co.uk
Offices also at Bedford, Sheffield and Bristol

MM/BKS368

21 November 2001

Head of Planning and Transportation
Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Sir

RE: 33 LOWTHER ROAD, WOKINGHAM

I enclose for your attention a retrospective householder planning application for the erection of a covered way for storing dustbins.

I enclose the following:

- 6 copies completed planning application form
- Section 66 Certificate A
- 6 copies of location plan (scale 1:1250)
- 6 copies of site plan (scale 1:500)
- 6 copies of plan showing covered area floor plan (scale 1:100)
- 6 copies of 2 no. photographs (in lieu of elevation drawings).
- Application fee of £95 made payable to WDC.

A covered area has been installed on the side of my clients' house for the storing of dustbins. After receiving complaints from a neighbour concerning the covered way, Mr D Legder, WDC's planning enforcement officer, visited the above site on the 19 September 2001. Mr Ledger stated in his subsequent letter to my client that the covering area at the side of the property would require planning permission, as the volume combined with that of the garage, would exceed permitted development allowances.

The planning history of the site is as follows:

R/92/71	Conversion of existing integral garage to study and erection of garage adjoining existing dwelling was approved on the 09 June 1971.
33100	The conversion of the loft was refused on the 06 July 1989.

It is hoped that this application can be dealt with expeditiously and within the statutory 8-week period. However, if you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

Mark Mathews BSc (Hons) Dip TP MRTPI
Assistant Planner

encs

cc T Rose Esq

Environmental Services

For office use only.
Application number: 22.NOV.2001* 5335

Householder planning application form

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

1	Your name	MR T ROSE
	Address and postcode	c/o AGENT
	Phone number	
2	Agent's Name	DLP CONSULTANTS LTD
	Address and postcode	RITZ PLAZA HOUSE 10 DENTON ROAD WOKINGHAM RG40 2DX
	Phone number	0118 978 9595
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	33 LOWTHER ROAD, WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	COVERED AREA AT SIDE OF DWELLING HOUSE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	WOOD FELT
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

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

Your signature: 

on behalf of MR T ROSE

Date 21/11/01

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

33, LOWTHER ROAD

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
R/92/71	8352 x 2	1.5.71	Conversion of existing integral garage to study and erection of garage adjoining existing dwelling.	9.6.71 C	9.7.71		
33100			LOFT CONV. (G. D'CRUZE)		6.7.84 Rec		
	BRA 7702		" "		8.8.8 [illegible]		