EX SYSTEMS LTD
SOUTHPORT U.K
LONDON OFFICE

APPLICATION NO:
F/2000/0441

LOCATION:
19 West Drive, Sonning Reading.

APPLICANT:
Mr & Mrs M Patel C/O Andrews Kalik Assoc

PROPOSAL:
Proposed demolition of existing dwelling & garages and erection of replacement dwelling & garages.

EARLIEST DATE FOR DECISION: **26/02/2000**

APPLICATION EXPIRY DATE: **21/03/2000**

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs M Patel
C/O Andrews Kalik Associates
101 London Road
READING
Berkshire
RG1 5BY

Application Number: F/2000/0441

Parish: **SONNING**

Location: **19 West Drive, Sonning, Reading**

Proposal: **Proposed demolition of existing dwelling & garages and erection of replacement dwelling & garages**

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. The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
3. Before the works hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level or above east and west elevations.

Condition
5. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

Condition
6. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include means of enclosure and car parking.

Condition
7. Construction work of any sort shall only take place within the area covered by the application between the hours of 7.00 am and 7.00 pm Monday to Fridays and 7.00 am to 1.30 pm Saturdays and no construction work shall take place on Sundays or Bank Holidays.

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

Reason
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
3. To ensure a satisfactory external appearance.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. To safeguard the amenities of neighbouring residents and the locality.

Reason
6. In the interests of the character and amenities of the locality.

Reason

7. In the interests of residential amenity.

Head of Planning and Transportation

Date: 28 March 2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 28 January 2000

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W E
S

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0441

Applicant : Mr & Mrs M Patel C/O Andrews Kalik Assoc.

Location : 19 , West Drive, Sonning, Reading.
Proposal : Proposed demolition of existing dwelling & garages and erection of replacement dwelling & garages.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14/2/00

Date of Neighbour Notifications : .....

Date of Site Visit : 14/2/00

Date Registered : 25/01/2000

Earliest Date for Decision : 26/02/2000

Latest Consultation Date/Site Notice Expiry Date : 26/02/2000

Application Expiry Date: 21/03/2000

Consultation Responses :

Landscape - No objection - landscape scheme needed.

Sonning PC - No objection - hours of construction condition.

Neighbour - No objection - hours of construction condition

Highways - Condition

Planning Issues :

Effect on street scene and neighbouring properties W Policy.

Identified settlement.

Application Number: F/2000/0441

Appraisal :

This application is for a replacement dwelling.
Neighbours.
No 17 has no side windows and has a garage with a pitched roof approx .8m from the boundary. The proposed dwelling will project 4.8m further than the rear footprint of the neighbours garage at single storey level with a pitched roof. ~~where the bathroom at first storey level which projects approx 2.5m from the side of the dwelling~~ The single storey element is approx .5m from the boundary. The conservatory is approx 5.5m from the boundary and is partially obscured by a 1.8m fence. There are no side windows (except 2 rooflights) so there would be no overlooking and the single storey element would have a minimal effect in terms of overbearing and overshadowing. The main footprint of the house (2 storey) is situated 3.5m from the boundary and, because of the original house there would be some established impact. No 17 is to the west of the proposal and ~~it is not~~ this is not considered detrimental in terms of overbearing or overshadowing sufficient to result in a refusal.
No 21 has a 3m footpath between itself and the proposal. There are no side windows and there is a hedge approx 3m back from the front footprint of the house. The proposal has 2 living room windows on the ground floor but no windows on the first floor ~~therefore~~ any impact would be minimised. The site plan shows a proposed hedge and trees. Further to a conversation with Mr Andrews there are lime trees and would be space sufficiently far back to avoid any adverse impact ~~that~~ that would result in a refusal. The neighbour at 21 is sited to the east of the proposal and is approx 7m away, therefore it is not considered detrimental to the neighbouring property sufficient to warrant a refusal.

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

Street scene.
The proposal does not fill the plot a 2 storey level and is of a similar scale and design to the other houses in the area. It is set back from the road and will not have an adverse effect on the street scene.

Application Number F/2000/0441
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC23	SR06	Parking, garaging, turning
3	SC52	SR12	works
4	SC08	SR05	first floor level or above
			east and west elevations
5.	SC49	SR05	
6	SC40	SR17	Details shall include means
			of enclosure, car parking,
7	SC17	SR10	

RECORD OF SITE VISIT

SITE ADDRESS: 19 West Drive Sonning Reading.

APPLICATION NUMBER: F/2000/0441

OFFICER: Joss Miller

DATE OF SITE VISIT: 14/2/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on tree at front of building.

2. DESCRIPTION OF SURROUNDINGS
Private road with large detached houses on both sides of road.

3. DESCRIPTION OF SITE/BUILDING
Large plot of land open at front. Trees to rear. See boundary treatment

4. RELATIONSHIP TO ADJOINING PROPERTIES
21. No side windows - public footpath
17. No side windows garage with pitched roof
No houses to rear.

5. SITE CONSTRAINTS

TREES At front and side of dwelling

ACCESS/PARKING

LEVELS —

BOUNDARY TREATMENT 1.8m fence approx 3m back from front footprint to 21.

OTHERS 1.8m fence to 17.

applicationo	Name and address
F/2000/0441	P Goodacre Kingsmead West Drive Sonning Berks

App approved,
letter sent
30/03/00

Tel: (0118) 974 6463

Date: 17.03.00.

My ref: F/2000/0441

CONFIDENTIAL

Councillor N Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

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

Dear Councillor

Application Number: F/2000/0441
19, West Drive, Sonning, Reading.
Proposed demolition of existing dwelling & garages and erection of replacement dwelling & garages.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Joss Miller on (0118) 974 6463. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 27.03.00.

Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM

Case officer: Joss Miller Application Number: F/2000/0441
19, West Drive, Sonning, Reading.
Proposed demolition of existing dwelling & garages and erection of replacement dwelling & garages.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor N Rose

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6463

Date: 17.03.00.

My ref: F/2000/0441

CONFIDENTIAL

Councillor N Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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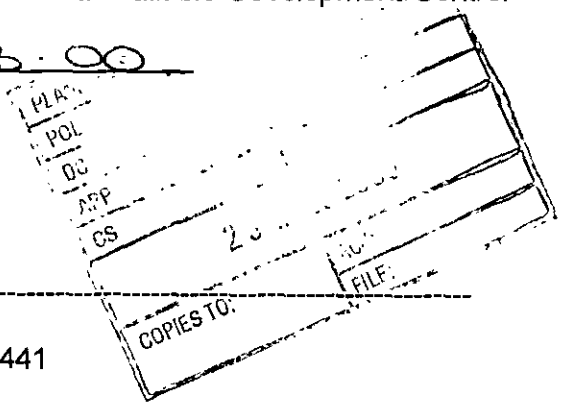

Yours faithfully

Chris Lowe
Head of Planning and Transportation

LISTING FORM
Case officer: Joss Miller Application Number: F/2000/0441
19, West Drive, Sonning, Reading.
Proposed demolition of existing dwelling & garages and erection of replacement dwelling & garages.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 21/3/00.

Councillor N Rose

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

PLANNING SERVICES | HPT
CL | TLS
DC | ENF
APP |
CS |
15 MAR 2000
COPIES TO: | ACK:
FILE:

TO: DEVELOPMENT CONTROL FROM: Environmental Design
Joss Miller

DATE: 7th March 2000

Location:	19, West Drive, Sonning Reading
Proposal:	PROPOSED DEMOLITION OF EXISTING DWELLING & GARAGES AND ERECTION OF REPLACEMENT DWELLING AND GARAGES
Application Number:	F/2000/0441

In response to your consultation dated 2 February 2000 for the above application, the tree and landscape comments are as follows:

I have no objection to the proposals in principle.

The proposed Site Plan (drawing 1437-11 A) does not accurately show all the existing vegetation on site as there are several significant trees within the front garden, along both boundaries and within the rear garden which are not shown. A detailed tree survey should be submitted to BS 5837 showing trees to be removed, retained any tree surgery works and protective fence for those trees to be retained during construction works.

A detailed landscape scheme will need to be submitted by the applicant showing additional planting along the northern, eastern and western boundaries to replace any planting removed and to restrict views into the site. All new planting should be identified on a separate plan indicating species name, location of each species, size of plants at time of planting and planting densities.

ROBERT PETROW
Consultant Landscape Architect

[redacted]

3 FEB 2000

To:
Landscape

From: Joss Miller

Date: 02 February 2000

Application Number: F/2000/0441

Proposal: Proposed demolition of existing dwelling & garages and erection of replacement dwelling & garages..

Site Address:
19 , West Drive, Sonning, Reading.

Applicant:
Mr & Mrs M Patel C/O Andrews Kalik Assoc.

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

Phoned Mr Andrews on 15/3/00 re tree survey & New trees to be removed. Tree survey agreed but new trees will not be removed. They are lime trees. Private road with speed ramps.

TO: DEVELOPMENT CONTROL FROM: Environmental Design
Joss Miller

DATE: 1st March 2000

Location:	19, West Drive, Sonning Reading
Proposal:	PROPOSED DEMOLITION OF EXISTING DWELLING & GARAGES AND ERECTION OF REPLACEMENT DWELLING AND GARAGES
Application Number:	F/2000/0441

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A detailed landscape scheme will need to be submitted by the applicant showing additional planting along the northern, eastern and western boundaries to replace any planting removed and to restrict views into the site. All new planting should be identified on a separate plan indicating species name, location of each species, size of plants at time of planting and planting densities.

CB

pp ROBERT PETROW
Consultant Landscape Architect

PLANNING SERVICES | HPT 26660
POL | LD
DC | ENF
APP
CS
18 FEB 2000
COPIES TO: | ACK: | LE:

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No. F/2000/0441

Officer MISS J MILLER

Parish SONNING .

Proposal DEMOLITION OF EXISTING DWELLING & GARAGES & ERECTION OF REPLACEMENT DWELLING & GARAGES.

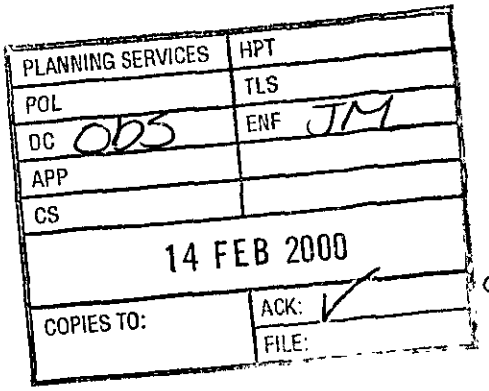
Address 19 WEST DRIVE.

Applicant MR & MRS M PATEL

The Parish Council would have no objections to this application. There have however been concerns expressed about the huge amount of work involved in demolishing and then constructing a new dwelling and the impact this will have on neighbours and other residents of West Drive, particularly as this work may take place over the summer months.

In order to minimise the impact of these works on neighbours the Parish Council asks that conditions are imposed restricting the hours of work on the site as follows; work may not start before 8am in the morning, no work to be undertaken on Saturday afternoon or all day Sunday. Also no bonfires to be lit on site.

L. A. Bates (Clerk to the Council) 16 February 2000



Kingsmead
West Drive
Sonning
Berkshire
RG4 6GE
Tel: 0118 969 2422
Office Tel No: 0118 931 8249

11 February 2000

J Miller Esq
Planning Officer
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mr Miller

Application No F/2000/0441 – 19 West Drive, Sonning

I am replying to your letter of 2 February confirming the above planning application.

I have no objections to the scheme as proposed. I would, however, ask the Council that specific restrictions are imposed on the demolition and construction stages of this building.

In particular I would seek that no demolition work or construction work is permitted before 8 o'clock in the morning nor after lunchtime on Saturday or all day Sunday. I would also request the Council to impose a total ban on the burning of materials on site and to ensure that all existing trees are protected.

The Council should note that both West Drive and the verge is in the ownership of West Drive Sonning Residents' Association.

Yours sincerely

Peter Goodacre

Copy to A Williams Esq

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 02 February 2000

Application Number: F/2000/0441

Proposal: Proposed demolition of existing dwelling & garages and erection of replacement dwelling & garages..

Site Address:
19 , West Drive, Sonning, Reading.

Applicant:
Mr & Mrs M Patel C/O Andrews Kalik Assoc.

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).

SC23 - insert "Parking, garaging + turning"

SR06

The proposed trees in West Drive should be removed as the could impinge on visibility available for users of the access

SR13

9.2.00

Signed: _____ **Print name:** _____

Received by Wokingham District Council

Application No: F/2000/0441

Proposal:
Proposed demolition of existing dwelling & garages and erection of replacement dwelling & garages.

Location:
19 , West Drive, Sonning, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/02/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 25 JAN 2000	
Officer: JM	Application No. F/2000/0441

Map No. ..... Site ...0.17...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description: (F) PROPOSED DEMOLITION OF EXISTING DWELLING & GARAGES AND ERECTION OF REPLACEMENT DWELLING & GARAGES

Location: 19 WEST DRIVE

Parish: SONNING Ward: Sonning ✓ 2/2/00

Applicant: MR/MRS PATEL

Fee Received 190-00 Required ..... Additional ..... Refund .....
(1)

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			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 21.2.00 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
(Landscape)	(NK) ✓ 21.2.00
(Trees)	(NK) ✓ 21.2.00
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
(Highways)	(XA) ✓ 21.2.00

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

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

NEIGHBOURS:

..... Fox Hill, West Drive, Sonning ✓ 21.2.00 .....

..... Kingsmead " " " ✓ 21.2.00 .....

.....

.....

.....

.....

.....

.....

.....

"DEENE"

PC 14-321 019

Boundary Revised 1/4/7

SONNING

ADDRESS 19 WEST DRIVE

PARISH ~~WOODLEY~~

PLOT No.

ORD. SHEET No. 37 SU 7674

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
549/52	Mr. G. A. Carr	Detached House	14.10.52	App. App
R/205/67	Mr. J. A. Powell	Conservatory	15-6-67	App. App
R/534/70	"	Additions	26-11-70	App. App
BR 572	Mr. B. Oldland.	2/Storey Extension	10.5.74	App N/A
00002	"	Alterations & Extension	16.5.74	N/A Refused
BR 995	"	" "	15.7.74	App N/A
01032	"	" "	11.7.74	N/A C/A
BR 5568	"	2/storey extension	13.10.76	App N/A
05505	"	" "	25.11.76	N/A C/A
99/70310/F	Mr & Mrs Patel	2/Storey F+R Ext	25.10.99	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 29

DRAINAGE

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

AKA/JDF/1437

21 January 2000

25. JAN. 2000* 0441

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

fao Miss J Miller

Dear Madam

19 WEST DRIVE SONNING.

Following your Council's recent refusal to permit my Client to extend their dwelling on this site, we have had a detailed review of their accommodation requirements, and the condition of the existing building, and they have reached the conclusion that it would be more economic to demolish the existing building and rebuild it.

I therefore enclose the following to make a detailed application for a replacement dwelling:-

6 copies of completed planning application forms
Certificate A
6 copies of our drawing nos 1437/11A, 12, 13, 14 and 15 + LOCATION
and a cheque in the sum of £190

We have prepared this new design with the following points in mind:-

1 The footprint of the existing building and its general arrangement relative to its neighbouring properties.

2 The 2 storey section of the building is centralised about the site.

3 The part of the building adjacent to no 17 is single storey.

4 The front of the building respects the building line of the street.

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY



5 We have enlarged the building at the rear, as you originally suggested, with a single storey garden room.

6 The materials we propose to use are sympathetic with the area, plain tiled clay roof, quality facing bricks, traditional windows, and a general format to reflect the character of the street.

I appreciate that any building proposals in this area are contentious, but I would expect you to consider this to be a responsible approach to the planning discussions we have had over the last 6/9 months.

I know that your Council is not anxious to spend time talking to agents, but in this circumstance, I would welcome the opportunity to discuss with you this application should you have any queries concerning it.

Yours faithfully

A M Andrews

1789/a

SECTION 66 CERTIFICATE

Application No.

25.JAN.2000* 0441

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

(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 . . . . . A Mathews .

On behalf of . . . . . Mr + Mrs. M. PATEL .

Date . . . . . 21-1-2000 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer N/A in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY
25 JAN 2000 0441

1.	APPLICANT'S NAME	Mr+Mrs. M PATEL
	ADDRESS	19 WEST DRIVE SONNING, READING
	POST CODE	RG4 6QE PHONE
	AGENT'S NAME	ANDREWS KALIK ASSOC.
2. If the applicant has an agent, all correspondence will be sent to the agent	ADDRESS	101 LONDON ROAD, READING
	POST CODE	RG1 5BY PHONE 0118 9507700
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	19 WEST DRIVE SONNING.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF EXISTING HOUSE & GARAGES ERECTION OF NEW HOUSE + GARAGES.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0·13
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER.
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1437/11A, 12, 13, 14, 15 + 5.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☑
ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

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

SITING	☐		
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/~~NO~~ If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

NONE AFFECTED.

14. STATE EXTERNAL MATERIALS TO BE USED.

WALLS — RED MULTI FACING BRICKS.
— BLUE MULTI PLINTH.
CLAY TILE HANGING.

PLAIN CLAY ROOF TILES.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXISTING HEDGES + FENCES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SOAKAWAYS.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details —

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING.

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

ACCESS TO GROUND FLOOR.

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	ONE	/ *	/	*	ONE	/ *
BUNGALOW		/ *	/	*	/	
FLAT/MAISONETTE		/ *	/	*	/	*
OTHER		/ *	/	*	/	*

*STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/~~NO~~ If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

190-00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED Andrews ON BEHALF OF MR+MRS. M. PATEL DATE 21-1-2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".