APPLICATION NO:
F/2001/4177

LOCATION:
4 Hutsons Close, Wokingham.

APPLICANT:
Mr & Mrs Cox

PROPOSAL:
Proposed first floor side extension to dwelling plus single storey rear extension.

EARLIEST DATE FOR DECISION: **13/07/2001**
28 Day exp: 17/7/01
APPLICATION WILL HAVE EXPIRED ON:
02/08/2001
Plus Rev Garage Plan: reconsult exp 5/6/01

CASE OFFICER: **Natalie Brown**

APPROVED

D3 587

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Cox
4, Hutsons Close
Wokingham
Berkshire
RG40 1QB

Application Number: F/2001/4177

Parish: **WOKINGHAM**

Location: **4, Hutsons Close, Wokingham.**

Proposal: **Proposed first floor side extension to dwelling plus single storey rear extension.**

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

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. The bathroom window in the rear elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

Condition
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

Condition
6. The dropped crossing must be extended to 4.8 metres to accommodate the driveway.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

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

Informative
1. This permission relates to the application as amended with revised drawing number 2 submitted to the Local Planning Authority on 19 July 2001, showing internal garage length increased to 5 metres and does not approve the proposals as originally submitted.

Informative
2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

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

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 EN1 and LD3.
South East Area Local Plan Policies STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 01/08/2001

Notice checked by: _____

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

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

Tel: (0118) 974 6492

Date: **19 June 2001**

My ref: F/2001/4177

CONFIDENTIAL

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

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/2001/4177
4, Hutsons Close, , Wokingham.
Proposed first floor side extension to dwelling plus single storey rear extension.

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

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/4177**
4, Hutsons Close, , Wokingham.
Proposed first floor side extension to dwelling plus single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Edwards

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

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

Tel: (0118) 974 6492

Date: **19 June 2001**

My ref: F/2001/4177

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
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John Mitchell
Development Control Manager

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4, Hutsons Close, , Wokingham.
Proposed first floor side extension to dwelling plus single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

Received by Wokingham District Council

Application No: F/2001/4177

Proposal:
Proposed first floor side extension to dwelling plus single storey rear extension.

Location:
4, Hutsons Close, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/07/2001. 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 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

19 June 2001

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

Tel: (0118) 974 6492

Date: **19 June 2001**

My ref: F/2001/4177

CONFIDENTIAL

Councillor Robertson
47 Proctors Road
Wokingham
RG40 1RP

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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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 **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2001/4177**
4, Hutsons Close, , Wokingham.
Proposed first floor side extension to dwelling plus single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	4/77, NB
BUILDING CONTROL NUMBER	BP 2001/1910 Howard
APPLICANT/~~AGENT~~	Mr + Mrs C. Cox
ADDRESS OF SITE	4 Hutsons Close WOKINGHAM
DESCRIPTION OF PROPOSED WORK	1st floor side ext + S/S rear ext

DRAWING NUMBERS	BC	DC
BLOCK PLAN	recd 23/5/01	recd 7/6/01
ELEVATIONS	— "	— "
FLOOR PLANS	recd 19/7/01	recd 19/7/01

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	1/8/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	13/8/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Natalie Brown

Application Number : F/2001/4177

Applicant : Mr & Mrs Cox .

Location : 4, Hutsons Close, , Wokingham.
Proposal : Proposed first floor side extension to dwelling plus single storey rear extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		2/7

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 07/06/2001

Earliest Date for Decision : 13/07/2001

Latest Consultation Date/Site Notice Expiry Date : 13/07/2001

This application <u>will have expired on</u>: <u>02/08/2001.</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 :

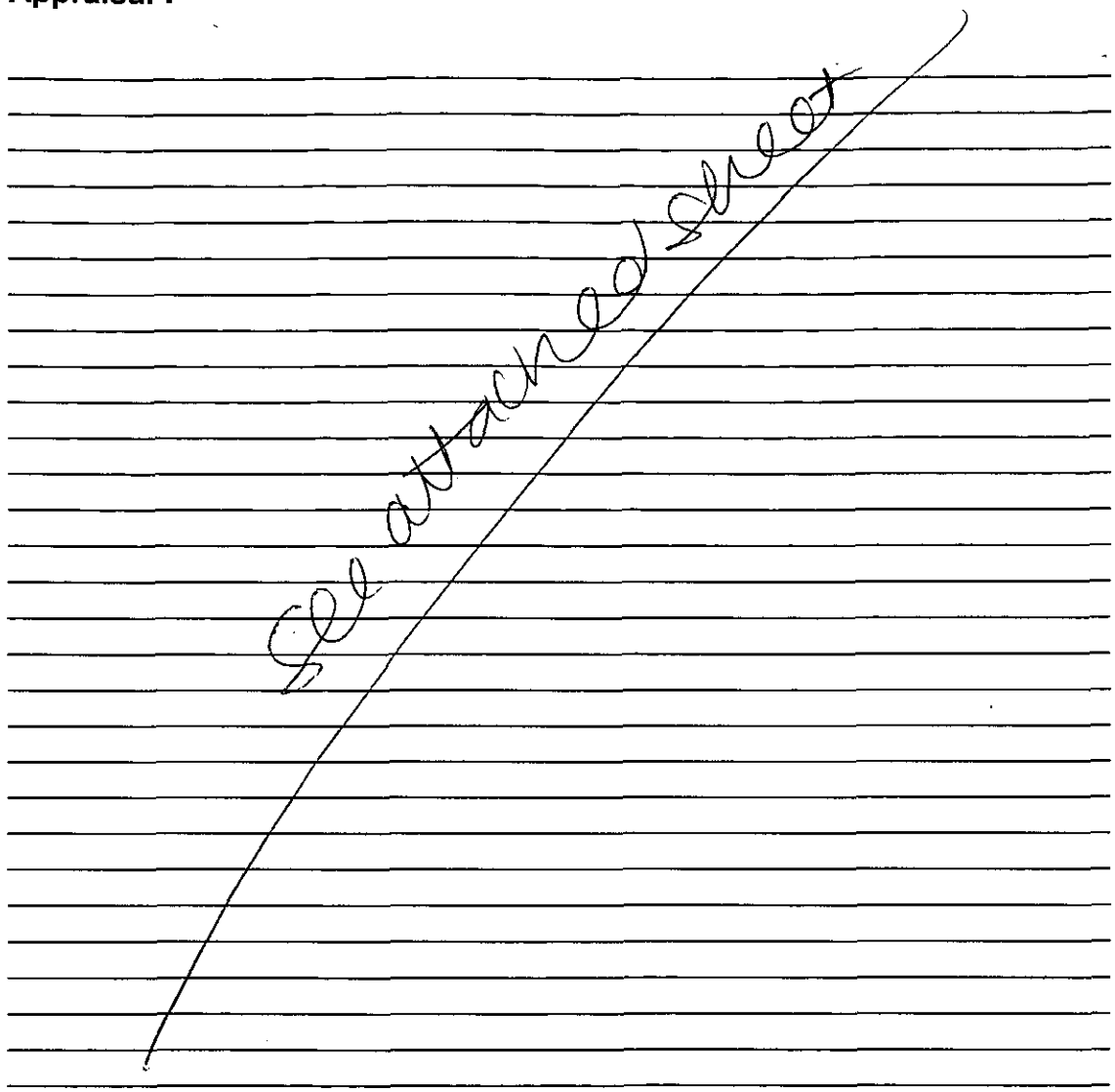
Highways: request p. plan for 3 vehicles (1:200 scale) as a result of proposed development garage would not meet standards per. plan:

Letters of representation: 26/6 - 46 Whaley Rd.
- restrict view from rear of property
- change to character from semi-d to terraced.

Planning Issues : (as'd sett)

Application Number: F/2001/4177

Appraisal :



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

Application Number F/2001/4177
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	C001	R001	(Full permission - 5 yrs)
(2)	C014	R014	(Ex. finishes to match).
(3)	C045	R045	(Ob. glazing) Ins: Bathroom rear elevation Del: It shall be fixed shut
(4)	C049	R049	(Garaging to remain)
(5)	C122	R122	(Parking + turning) Del: + Turning space.
(6)			The dropped crossing must be extended to 4.5 metres to accomodate the driveway
		Reason:	In the interests of highway safety + convenience
	NO2		(Rev. Plans) Ins: Drawing number 2 Ins: 19 July 2001 Ins: internal garage length increased to 5m.
	NO6		(No encroachment)
	NO7		(Access construction)
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES: ———			
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SRE1, SRE2			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WRE1			
GREEN BELT LOCAL PLAN POLICIES: ———			
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1, LD3			
MINERALS LOCAL PLAN POLICIES: ———			

A Cronin

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 1.8.01.

RECORD OF SITE VISIT

SITE ADDRESS: 4 Hutsons Close Wokingham.

APPLICATION NUMBER: F/2001/4177

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? Stake in f. garden.

2. DESCRIPTION OF SURROUNDINGS

Residential - semis with open plan f. gardens.

3. DESCRIPTION OF SITE/BUILDING

patio, lawn + shed at rear

4. RELATIONSHIP TO ADJOINING PROPERTIES

semi-D with Nº 2 -

linked by garage with Nº 6.

Nº 6 has 1st floor above garage - set back & slightly reduced ridge

Nos 3 + 5 opposite - no 1st floor side elms.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING 1 garage + 2 hardstanding driveways

LEVELS

BOUNDARY TREATMENT open plan f. garden -
1.8m fence at rear.

OTHERS part 1.8m fence with Nº 2 + shrubs.
Extn, 1.8m fence + 1m fence with Nº 6.

Proposed s.s rear extn to dining room to be alongside Nº 6.

(Nº 6 has similar rear extn).

Application Number: F/2001/4177 - 4 Hutsons Close

Appraisal:

Development

For a first floor side extension above the garage to form a 4th bedroom and en-suite, and a single storey rear extension to form an enlarged dining room.

The proposed first floor would be set behind the existing front building line by 1m, and this in turn reduces the ridge height by 0.4m compared to the existing.

The single storey rear extension 2.5m from the rear line and be along the boundary with No. 6. It would be 3.3m in width and 3m in height.

The site lies within the identified settlement of Wokingham and forms one half of a pair of semi's. It is a semi with No. 2 and linked to No. 6 (another pair of semi's) by the garage. Along this side of the road there are 4 dwellings, with for opposite and four at the end of the cul-de-sac.

1) Impact upon neighbouring properties

The proposed development would not cause any additional overlooking of properties. From the rear, the extension would be flush and therefore the windows would be level with the existing. In any case, there is proposed to be an en-suite window in the rear elevation. It is recommended that this window be obscurely glazed so as to protect the amenities on this and adjoining properties. From the form elevation, the bedroom window would be set back from the front and so the degree of overlooking would be no worse than existing.

It is also considered that there would be no adverse effects through overshadowing/overbearing. The property most likely to be affect (No. 6) has a similar development and the properties are handed in design, i.e. when completed the proposed development would be adjacent to that already implemented at No. 6.

A letter of objection was received from No. 46 Whaley Road re. turning the close into a row of terraces instead of semi-detached – this point is addressed below. They also raised concerns that their view would be restricted from the rear of their property. Whilst the existing 'gap' between Nos. 4 & 6 would be enclosed, it is not considered that there would be any adverse effect to 46 Whaley Road. The back to back distance between the two storey building lines would be approximately 22m and due to the location of the properties and extension would be overbearing nor cause any overshadowing. As discussed above, it is not considered that there would be any overlooking.

2) Impact upon the character of the streetscene

No. 6 already has a similar extension, approved under consent 98/67259/F.

If implemented, it would appear that there would perhaps be a terrace of 4 properties. However, as the first floor extensions would be set back at first floor level with a reduced ridge height, this would help to ensure that the two pairs of semi's are distinct. It is therefore considered that there would be no adverse effects upon the character of the street scene.

3) Impact upon highway safety (parking provision)

The proposed development would increase the number of bedrooms to 4, therefore requiring 3 off-road parking spaces in order to comply with Council parking standards. The initial plans did not comply with this standard, as the internal garage length was too short. Having received a revised plan which shows the garage a minimum of 5m (min) internal length, the Highway department have no objection to the proposed development provided that the garaging and parking remain and that the dropped crossing is extended the full width of the drive.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~22 MAY 2001~~ Valid 07 JUN 2001

Officer: NAB | Application No. F/2001/4177

Map No 6&B Site 0.02

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F...) PROPOSED FIRST FLOOR SIDE EXTENSION TO DWELLING PLUS SINGLE STOREY REAR EXTENSION

Location: 4 HUTSONS CLOSE

Parish: WOKINGHAM Ward: Norreys. 19.6.01 JB

Applicant: MR/MRS COX

Fee Received 95-00 (7) 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 named roads	1/6	✓ 7/6
(2)	1:500 block plan showing existing & proposed dev. + adj. Properties	+ Parking, 3 vehicles	1/6	✓ 7/6
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	Confirm no encroachment at boundary (poss. party wall)	1/6	✓ 7/6
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 19.6.03 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

..... S/N + see map .....

Date: 26 July 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/4177

Location: 4, Hutsons Close, Wokingham.

Proposal: Proposed first floor side extension to dwelling plus single storey rear extension.

Applicant: Mr & Mrs Cox.

Case Officer: Natalie Brown

The new plans show the following: Internal layout of ground floor altered to provide 5m (internally) for length of garage. Drawing no 2.

Comments are required by 05/08/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

1/ C04A, R04A.

2/ The dropped crossing must be extended to 4.8 metres to accommodate the driveway. R: IHS&C.

3/ C122, R122.

Adam Coggins 26/07/01

Date: 26 July 2001

To: Case Officer

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Location: 4, Hutsons Close, Wokingham.

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Applicant: Mr & Mrs Cox.

Case Officer: Natalie Brown

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Comments are required by 05/08/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 19 June 2001

Application Number: F/2001/4177

Proposal: Proposed first floor side extension to dwelling plus single storey rear extension.

Parish: WOKINGHAM TOWN

Site Address:
4, Hutsons Close, , Wokingham.

Applicant:
Mr & Mrs Cox .

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).

Comment.

1. As a result of the proposals the garage will not meet our standards for parking a vehicle (Minimum dimensions of 5.0m x 2.5m internally)

2. Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

Signed: _____ **Print name:** Adam Coggins 20/06/01

2/7 · 4.10pm
left message on answerphone.
(applicant phoned & said they would send plans in).

13/7 : 10.45
left message on answerphone chasing up the above.
applicant phoned & I returned call – she said they would send them in over the weekend.

46 Whaley Road
Wokingham
Berkshire
RG40 1QA

Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

For the attention of John Mitchell , Development Control Manager

Dear Sir

Re : 4 Hutsons Close , Wokingham
Application F / 2001 / 4177

I refer to your letter dated 19th June regarding the above application . I wish to lodge a complaint on the following grounds :

1 The development as proposed will restrict the view from the rear of my property . At the moment I can see between the houses (4 and 6 Hutson Close) to the trees beyond . To me this is a fairly important part of the enjoyment of my property and the development if allowed would be very detrimental

2 The development as proposed taken together with other developments in Hutsons Close will effectively turned the Close into a row of terraced houses instead of semi detached ones which they were originally supposed to be

JM.

06)

Yours faithfully

Mr and Mrs John Clark

PLANNING SERVICES PPT
POL
DC
APP
CS
26 JUN 2001
COPIES TO: OK:

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

07 JUN 2001

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
T+N HARMSWORTH	6 HUTSONS CLOSE WOKINGHAM BERKS	7/6/01

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) . . . . . .

. . . . . .

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

on (d) . . . . . .

(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).

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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.

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 . . . . . .

Date . . . . . 7/6/01 . . . . . .

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











ADDRESS 4 HUTSONS CLOSE PARISH WOK

PLOT No. 125 ORD. SHEET No. 68B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/64/61	Cou Vichley	Res Dev	14/12/61	REF
0/31/65	Sarup	do	24/6/65	C/A
6/11/66	do	Sepr dt	31/3/66	C/A
BR. 8327	Mr. & Mrs. G.R. Ansell	Porch Infill	4.4.78	App N/A
BR 15651	" "	S/s extn.	1. 10. 80.	app N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

07 JUN 2001 * 4477

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 Address and postcode Phone number	MR OA + MRS JL COX 4 HUTSONS CLOSE WOKINGHAM BERKSHIRE RG40 1GB 01189629386
2	Agent's Name Address and postcode Phone number	N/A
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.	DITTO + ABOVE
4	Give brief details of the proposal for example, two storey side extension About the application	1ST FLR SIDE EXTENSION SINGLE STOREY REAR EXTENSION
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.	TO MATCH EXISTING
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: 4
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.		
	£95 ENCLOSED		
	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: [signature]

on behalf of

Date 15/05/01

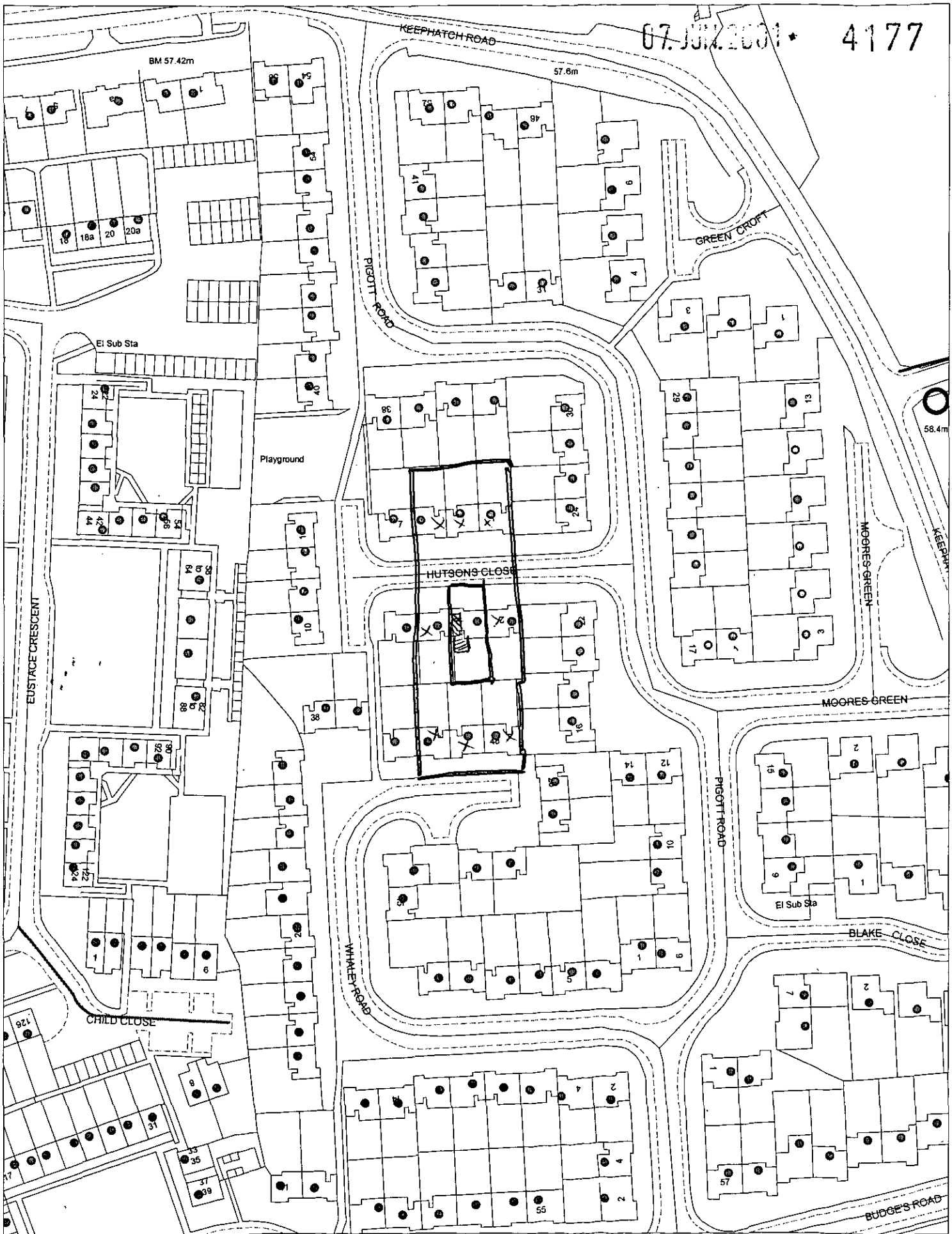
Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/4177**
CASE OFFICER: **Natalie Brown**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

07.JUN.2001 * 4177



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Development Control Section, Environmental Services, Wokingham District Council.

24 May 2001

Scale: 1 : 1250

N
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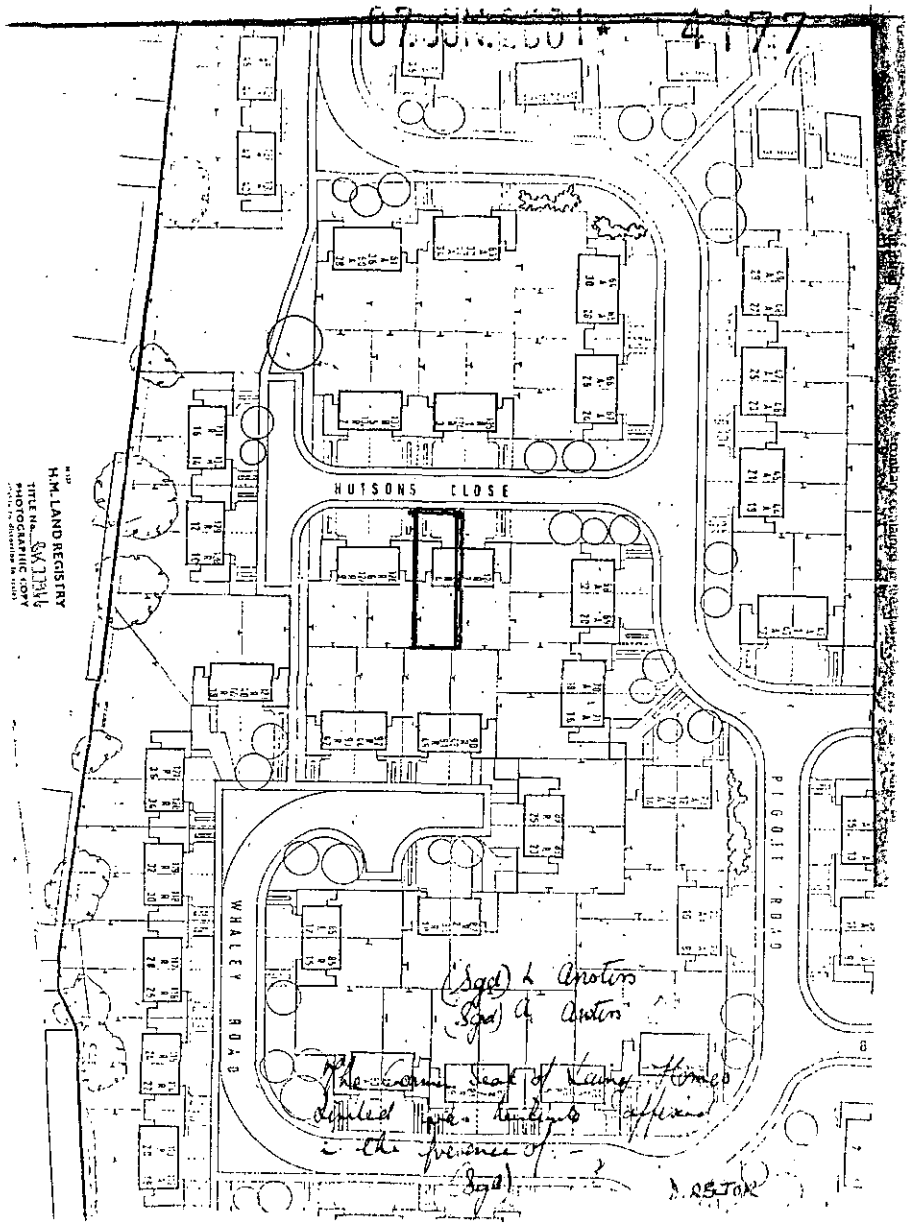
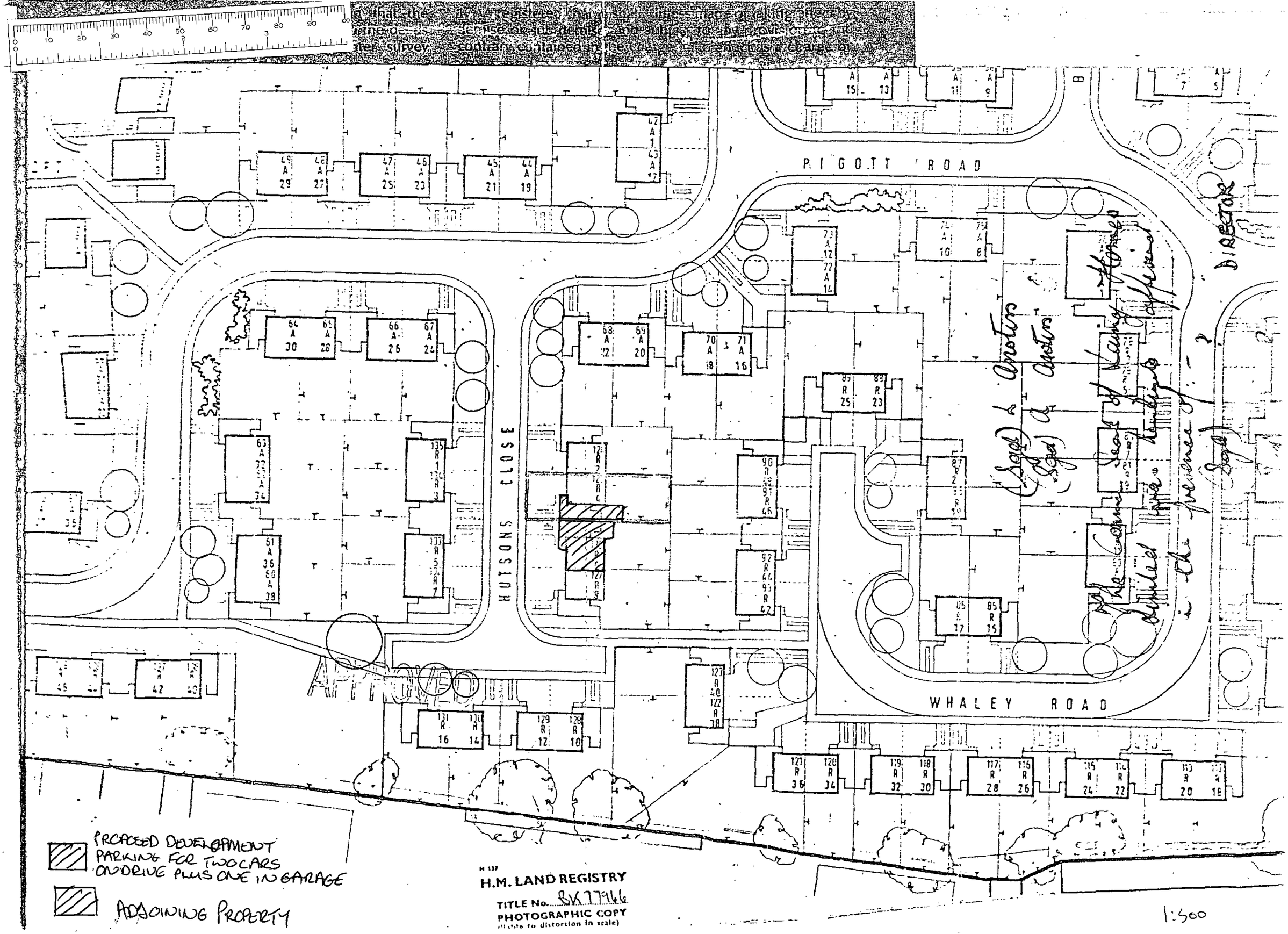

07 JUN 2001 4177
HUTSONS CLOSE
WHALEY ROAD
PIGOTT ROAD
H.M. LAND REGISTRY
TITLE No. SK1744
PHOTOGRAPHIC COPY
(Sgd) L Anstiss
(Sgd) A Anstiss
The Common Seal of Laing Homes
Limited was hereunto affixed
in the presence of
(Sgd)
D. RESTOR

1:2500


PIGOTT ROAD
HUTSONS CLOSE
WHALEY ROAD
APPROVED
DIRECTOR
PROPOSED DEVELOPMENT PARKING FOR TWO CARS ON DRIVE PLUS ONE IN GARAGE
ADJOINING PROPERTY
H.M. LAND REGISTRY
TITLE No. BK77966
PHOTOGRAPHIC COPY
(liable to distortion in scale)
1:500