APPLICATION NO:
F/2000/1123

LOCATION:
Woodside Maidenhead Road, Wokingham.

APPLICANT:
Mr R Thomas C/O Sedgman Noble Architects

PROPOSAL:
Proposed erection of garage with store and office over. Demoltiion of existing out buildings.

EARLIEST DATE FOR DECISION: **07/05/2000**

APPLICATION EXPIRY DATE: **26/05/2000**

CASE OFFICER: **Mrs B Polnik**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr R Thomas
C/O Sedgman Noble Architects
The Studio Spring Meadows
Business Centre
Highfield Farm
Wargrave
Berkshire
RG10 8PZ

Application Number: F/2000/1123

Parish: **HURST**

Location: **Woodside, Maidenhead Road, Wokingham.**

Proposal: **Proposed erection of garage with store and office over. Demoltiion of existing out buildings.**

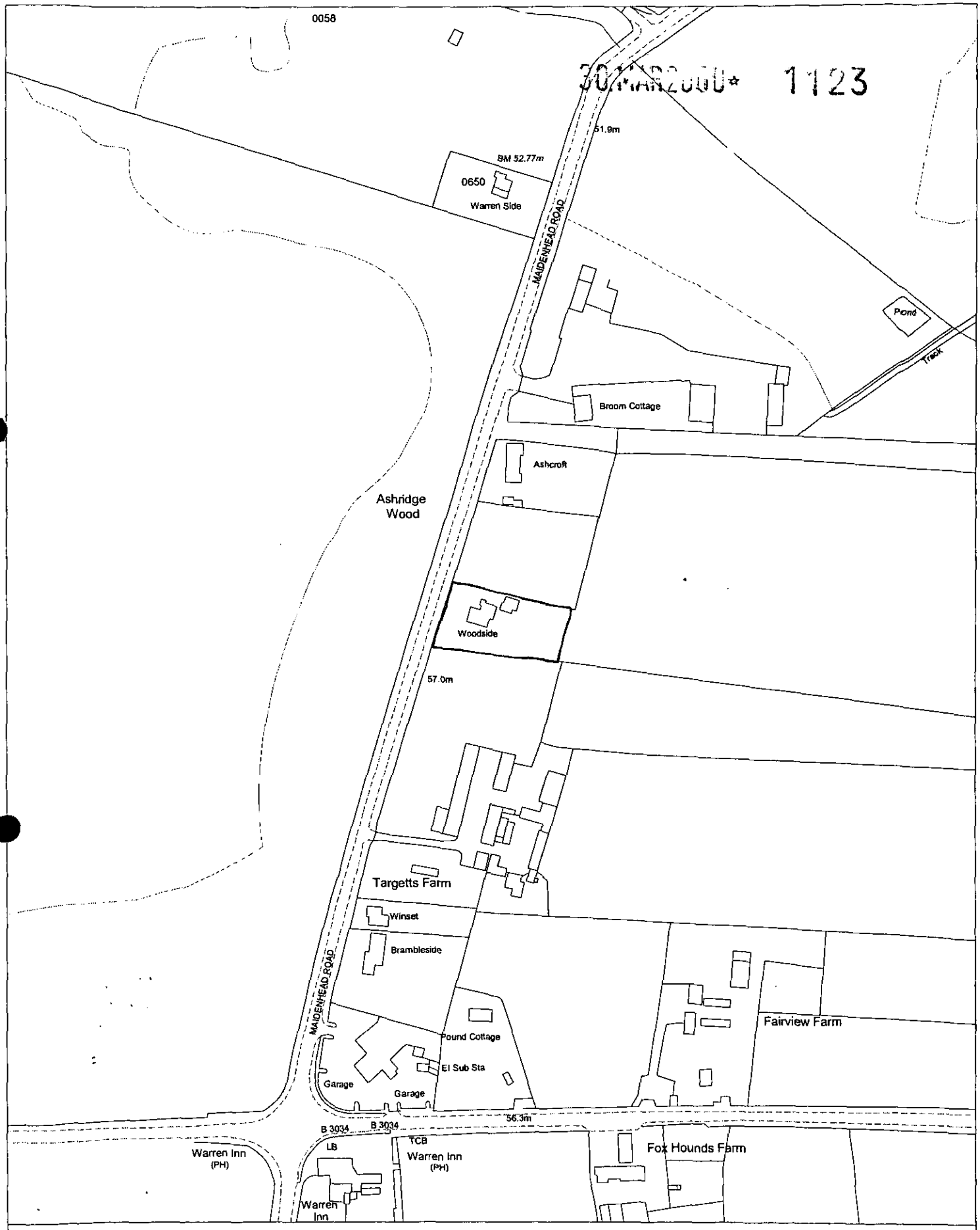
The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions,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

Reason

1. The proposed garage, store and office building, by virtue of its size, scale and massing, woud be detrimental to the visual amenity and character of this rural area. As such, the proposal is considered contrary to Policies LTV2 and LC19 of Loddon Area Local Plan; C2 of Berkshire Structure Plan; and WCC1 and WCC7 of Wokingham District Local Plan.

John Mitchell
Development Control Manager
Date: 25/05/2000

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 2500

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Date: 29 March 2000

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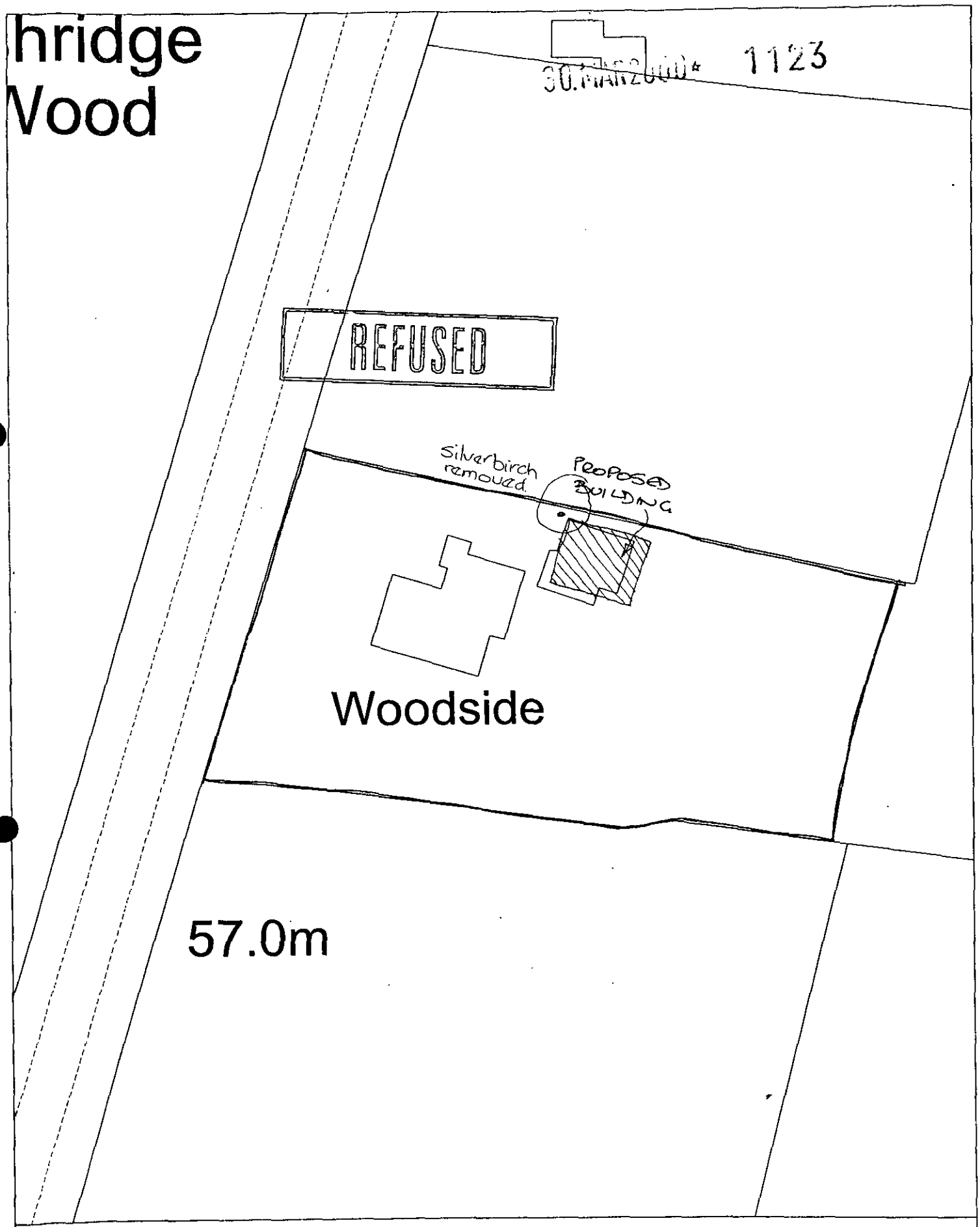

Site Plan, Scale: 1 to 500

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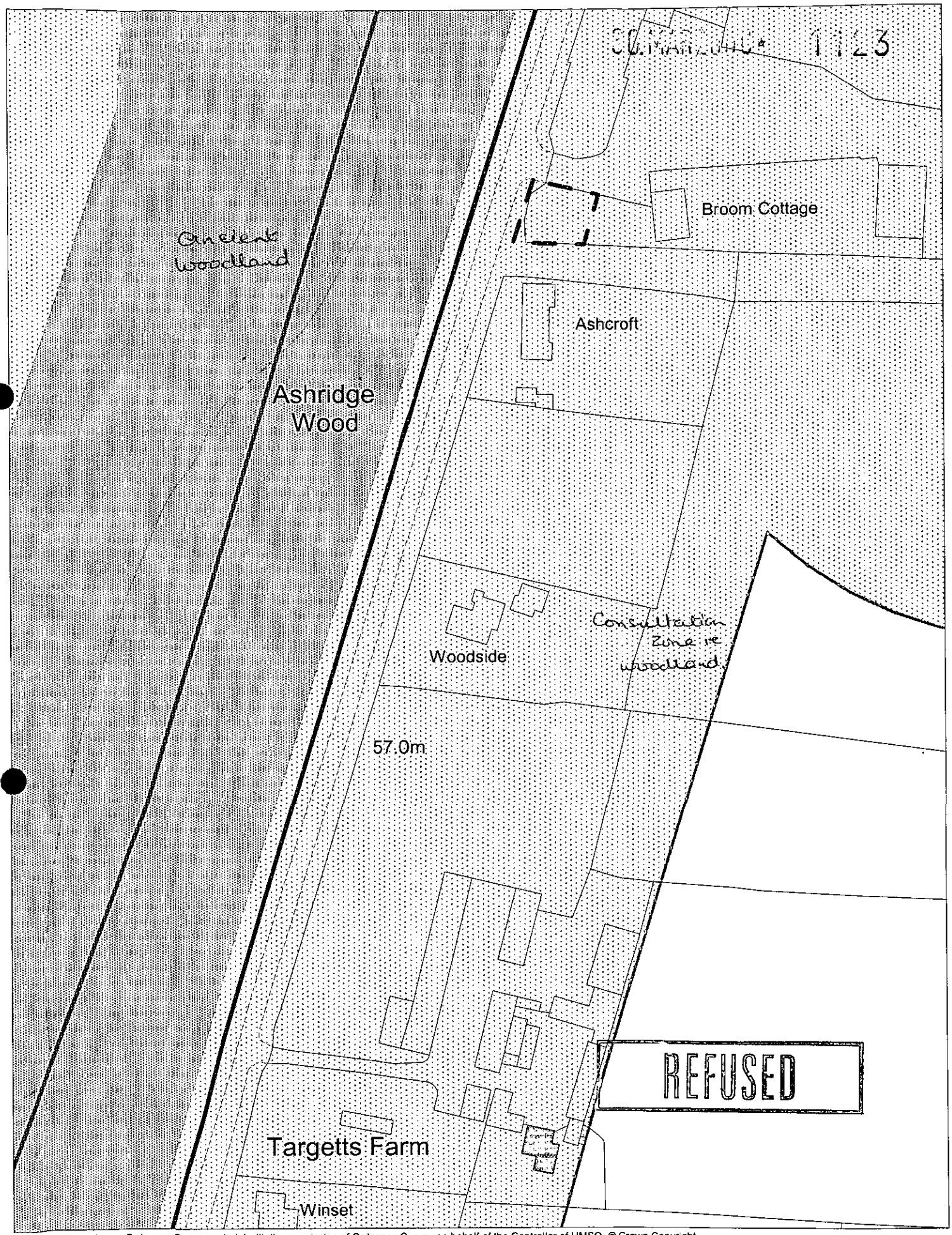

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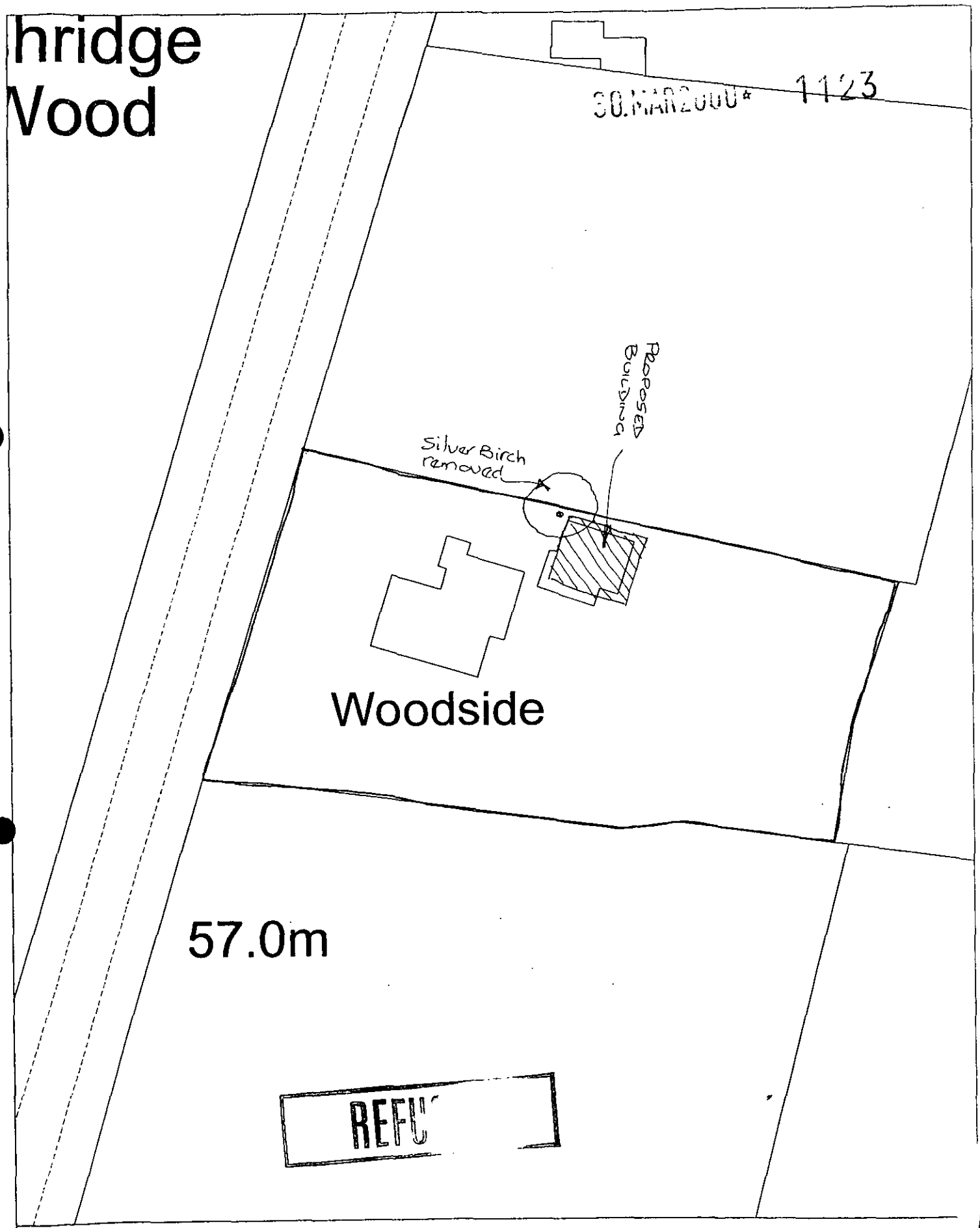
Development Control Section, Environmental Services, Wokingham District Council.

7 April 2000

Scale: 1 : 1250



Site Plan, Scale: 1 to 500

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Date: 29 March 2000

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/1123

Applicant : Mr R Thomas C/O Sedgman Noble Architects.

Location : Woodside, Maidenhead Road, , Wokingham.
Proposal : Proposed erection of garage with store and office over. Demoltiion of existing out buildings.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : 17.5.00

Date Registered : 31/03/2000

Earliest Date for Decision : 07/05/2000

Latest Consultation Date/Site Notice Expiry Date : 07/05/2000

Application Expiry Date: 26/05/2000

Consultation Responses :

- Highway Authority : no objection subject to conditions making use of office personal to applicant and garage/office ancillary to residential use.
- Forestry Commission: no Forestry Commission constraints within the area.
- English Nature : proposal would not affect any statutory site of nature conservation importance.

~~**Planning Issues :**~~

- Parish Council : no adverse comments.

Local Plan Designation

Site located in rural area as defined by WDLP/LALP.

Also located within consultation zone of an ancient woodland (Ashridge Wood on opposite side of road)

PROPOSAL:

Demolition of existing garage and store to side and erection of building comprising of garage/workshop and store on ground floor with home workspace / toilet above. Proposed building would measure 8.2m x 7.66m and 6.65 m high.

Existing footprint (incl. leanto)

$3.3 \times 7.6 = 25.08$

$7.25 \times 2.9 = 21.025$

$1.5 \times 3 \times 4 = 5.1$

$51.205\ m^2$

Proposed footprint

$8.2 \times 7.66 = 62.812$

Application Number: F/2000/1123

Appraisal :

A. IMPACT ON VISUAL AMENITY & RURAL CHARACTER OF THE AREA

Policies LTV2 and LC19 of LALP; C2 of BSP; and WCC1 and WCC7 of WOLP

Proposal relates to an existing dwelling (for which p.p was granted in 1991 as a replacement dwelling). To the side is a garage/store which was part of the original dwelling on site.

Site is located in a rural area where there is a general presumption against development and extensions to existing dwellings are limited. Whilst there is no objection to the principle of a replacement building and use of the outbuilding as workspace accommodation the current proposal is considered excessive in size and massing. The building would be located in a similar position to the existing and footprint would represent a 20% increase in size which in itself is not considered to be excessive. However the existing building is partly flat roofed with a maximum height of 2.15m and partly pitched (max. height being 3.3m). Proposed building would have a maximum height of 6.65m which is more than double the height of the existing and this together with the increase in bulk and massing is considered detrimental to the visual amenity and rural character of the area. As such proposed is considered contrary to policies LTV2, LC19 of LALP; C2 of BSP and WCC1, WCC7 of WOLP.

B. IMPACT ON AMENITIES OF NEIGHBOURING OCCUPIERS

LBE1/2 of LALP; WBE1 of WOLP

Ashcroft to the north is separated by an open field. Due to distance and relationship no adverse impact.

Recomendation : Approval: ☐ **Refusal:** ☑

(tick appropriate box)

C. HIGHWAYS

No highway objection raised subject to garage and office accommodation being ancillary to residential use.

D. ANCIENT WOODLAND

Due to nature of proposal and distance to ancient woodland there would be no adverse impact.

Application Number F/2000/1123
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non-Std Conditions~~ / Reasons for Refusal
1.			The proposed garage, store and office building, by virtue of its size, scale and massing, would be detrimental to the visual amenity and character of this rural area. As such the proposal is considered contrary to Policies LTV2 and LC19 of LALP; C2 of ESP; and WCC1 and WCC2 of WDLP.

John Mitchell
25/5/00

RECORD OF SITE VISIT

SITE ADDRESS: Woodside
Maidenhead Road Wokingham.

APPLICATION NUMBER: F/2000/1123

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 17.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? 17.5.00

2. DESCRIPTION OF SURROUNDINGS

Some sporadic development along Maidenhead Rd otherwise rural in character.

3. DESCRIPTION OF SITE/BUILDING

Chalet style dwelling with existing outbuilding/garage to side

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to site plan

5. SITE CONSTRAINTS

TREES Silver birch to be removed

ACCESS/PARKING refer to plan

LEVELS no change

BOUNDARY TREATMENT 1m chestnut paling fence with

OTHERS 2m cypress trees behind 1.5m hedge beyond rear of garage along side boundary.

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

Tel: 0118 974 6450

Date: **13 April 2000**

My ref: F/2000/1123

CONFIDENTIAL

Councillor Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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/2000/1123
Woodside, Maidenhead Road, , Wokingham.
Proposed erection of garage with store and office over.
Demoltiion of existing out buildings.

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 **Mrs B Polnik** on **0118 974 6450**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/1123**
Woodside, Maidenhead Road, , Wokingham.
Proposed erection of garage with store and office over. Demoltiion of existing out buildings.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

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

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 13 April 2000

Application Number: F/2000/1123

Proposal: Proposed erection of garage with store and office over. Demoltiion of existing out buildings.

Site Address:
Woodside, Maidenhead Road, , Wokingham.

Applicant:
Mr R Thomas C/O Sedgman Noble Architects.

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).

Sc 23 - GARAGING (SR 06)

THE PROPOSED GARAGE, STORE & OFFICE SHALL ALWAYS REMAIN ANCILLARY TO AND NOT BE SOLD, LEASED OR OTHERWISE DISPOSED OF SEPARATELY FROM THE MAIN DWELLING. (SR 14)

COMMENT

CAN THE PO ALSO IMPOSE A CONDITION MAKING USE OF THE OFFICE PERSONAL TO THE HOUSEHOLDER.

Signed: N.S.Trotter **Print name:** N TROTTER

26-4-00

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

29292
PLANNING
PCL
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APP
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COPIES TO:
FILE

11 May, 2000

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Basia Polnik

Dear Mrs. Polnik

Application F/2000/1123

I refer to the above-mentioned Application by Mr. R. Thomas of Woodside, Maidenhead Road, Wokingham, for proposed erection of garage with store and office over. Demolition of existing outbuildings.

My Council have no adverse comments to make on the Application.

Yours sincerely,

Clerk

Tel. 0118 974 6450

Date: 13 April 2000

Your Ref:

25 APR 2000

My Ref: Mrs B Polnik / F/2000/1123

English Nature
Foxhold House
Thomford Road
Crookham Common
Newbury
Berks

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2000/1123

Site Address: Woodside, Maidenhead Road, , Wokingham.

Proposal: Proposed erection of garage with store and office over. Demoltiion of existing out buildings..

I enclose details of the above application and would be grateful to receive your observation within **21 days** of the date of this letter. I cannot guarantee that comments received after this date will be taken into account in determining the application.

Please quote reference number **F/2000/1123** in all communications and any response should be addressed to **Mrs B Polnik** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

Chris Wood
Head of Planning and Transportation

ENGLISH NATURE RECEIVED 18 APR 2000

ENGLISH NATURE

Thames & Chilterns Team
Foxhold House, Crookham Common
Thatcham, Berks RG19 8EL
Tel: 01635 268881 Fax: 01635 268940

To: MRS B POLNIK

Our ref:

Thank you for the attached letter. English Nature can confirm that the application, as proposed, would not affect any statutory sites of nature conservation importance eg SSSI/NNRs.

Signed: Kath Payne Conservation Officer:

Date: 20 April 2000

Forestry Commission

PLANNING SERVICES | HPT 29944
POL | TLS
DC JBP | ENF
CS
30 MAY 2000
COPIES TO: | ACK:
FILE:

South East England Conservancy
Alice Holt
Wrecclesham
Farnham
Surrey
GU10 4LF
Tel: 01420 23337
Fax: 01420 22988

Conservator
Alan Betts

Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

23 May 2000

Our ref: PLA/C/019/157/2000

Your ref: F/2000/1123

For the attention of Mrs B Polnik

Dear Madam

Woodside, Maidenhead Road, Wokingham

Thank you for consulting the Forestry Commission. I apologise for the delay in responding.

There are no Forestry Commission constraints within the area.

Please could you inform us of the outcome of the application.

Yours faithfully

Mike Habergham
Woodland Officer

Ancient woodlands are of great importance and every effort should be made to protect them from damage or loss. These sites have been under woodland for at least the last 400 years and many have links with original 'wildwood' which once covered most of Britain. As a consequence, ancient woods are often very rich in wildlife, important in the landscape and include archaeological features. Once lost an ancient woodland cannot be recreated.



Forest Enterprise

ESTATES DEPARTMENT
SOUTH EAST ENGLAND FOREST DISTRICT
BUCKS HORN OAK
FARNHAM, SURREY
GU10 4LS
TEL: 01420 520461 FAX: 01420 22082

Our Ref: ..... Your Ref: Mrs B Polnik/F/2000/1123

SUBJECT Woodside, Maidenhead

I acknowledge receipt of your letter dated 19/4/00

R. F. Brake, Bsc ARICS
Area Land Agent (SEE)

Forestry Commission





Chris Wood
Wokingham District
Council
Environmental Services Dpt.
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Received by Wokingham District Council

Application No: F/2000/1123

Proposal:
Proposed erection of garage with store and office over. Demoltiion of existing out buildings.

Location:
Woodside, Maidenhead Road, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/05/2000. 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: 31.3.2000

Officer: BP | Application No. F/2000/1123

Map No. 56 Site ...018....

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED ERECTION OF GARAGE WITH STORE AND ~~WORK ROOM~~ OFFICE? OVER. DEMOLITION OF EXISTING OUT BUILDINGS

Location: WOODSIDE COTTAGE MAIDENHEAD RD

Parish: HURST Ward: Hurst. 13.4.2000

Applicant: MR R THOMAS

Fee Received 95-00 (15) 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	Signed on behalf of agent not applicant		
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 : 13.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
(Trees)	(NK:) ✓ .....
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:) ✓ .....

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: English Nature
Forestry Commission
Dixton Pastures
(Rural Area)
No pre-apps

100m Consultation Zone re Ancient Woodlands.

NEIGHBOURS:

S/N + Targetts Farm, Maidenhead Road
Ashcroft, Maidenhead Road ✓

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

30.MAR2000* 1123

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

30th March 2000

152/WMR/4/dn

Dear Sirs

Two storey Garage and stores with home working accomodation to replace existing garage and stores at 'Woodside', Maidenhead Road, Wokingham RG40 5RH.

On behalf of my client I make this application for full planning approval for the above works and I enclose six sets of drawings nos 152/MHT/01 to /03 inclusive showing our proposals to create a two storey building to accommodate a garage with garden stores on the ground floor and a working at home room above, all as an independant building set on the existing building's footprint to the side, rear of the house. This will replace the ramshackled set of buildings currently providing two garages and garden stores.

The house was built in the early part of the nineteen nineties, replacing an existing dwelling. The garage and stores were part of the older domestic building on the site, now demolished. Our client wants to upgrade the area by the removal of these old buildings and build again in the same style as the house with a brick plinth and rendered and timbered elevations and a pitched, tiled roof.

For your information we enclose photographs of the house and of the buildings we should like to replace. Also enclosed is one copy of drawings 152/MHT/01 and /02 the plans and elevations of the house. These show the accommodation and show how we intend to match the elevational treatment in the new building. The small study at the front of the house is currently used by my client for his home working, for a national financial company. Since the 1st October 1999 my client's contractual agreement with his employer is to work with home as his base. We enclose a letter from my client dated 30th March 2000 ,to you, confirming this arrangement. The study is much to small for the intended work and the rest of the family cannot make use of the room. In the near future more work will be given to my client, where working in the financial sector he will be expected to work totally from home. Therefore we are seeking to provide him with a new room, over the garage, built into the roof space, to house this work related activity. It is not intended to have anyone else from the company other than my client, working from this address.

Working from home is recognised as a legitimate and growing work practice. The Wokingham District Local Plan 1996 - 2006 notes in explanation to Policy WEM15, states that:

"development plan policies should not unreasonably restrict commercial activities of an appropriate scale where they would not affect residential amenity."

and : "*Home working is becoming a possibility for more of the workforce through improvements in advanced communications and changes in business practice. "*

POLICY WEM 15 confirms that proposals for working at home that require consent will normally be permitted provided that:

The proposal does not cause detriment to the character of the area.

The business does not generate a material and detrimental increase in the amount of traffic or demand for car parking that cannot be accommodated on the site

There is no outside storage of goods or materials

There is no outside working

The proposed use does not cause problems as a result of noise, dust, smell or loss of privacy, nor cause any other environmental problems.

In our view we meet all these requirements because this proposal attempts to provide a new building that is in character with the house with a pitched roof and with materials to match. The building location, on the footprint of the existing garage, means that it is tucked away from the public road. There are plenty of trees and soft landscaping on the plot to screen the building. We intend to replace the silver birch tree with other(s) in consultation with yourselves. The whole of the front of the site is well screened with mature shrubs, bushes and trees and our client intends to keep and enhance this. There will be no overlooking from the neighbouring properties and there are no domestic properties in adjacent plots. The building will be well screened with the existing soft landscaping.

No-one else will work here and the building will only be used by my client in the course of his business and domestic use, there will be no additional goods or materials for storage, nor will there be outside working. The proposed use will not generate or cause any environmental problems.

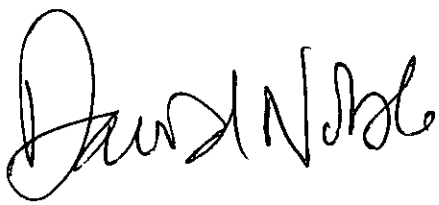
Mr and Mrs Thomas and family intend staying in the property and to use this additional accommodation as a full part of the domestic accommodation but meeting their needs to be able to work from home.

Enclosed with this letter are the following:

6 sets of drawings 152MHT/03, /04, /05,
6 sets of the Ordnance Survey Location and Site Plan with the property marked in red.
6 sets of the Householder Planning Application
The Declaration and Certificate of ownership, A.
A cheque in the sum of £95.00.

If there are any further matters you wish to discuss or if you consider this application cannot be given a recommendation for approval would you please contact the writer as soon as possible.

Yours sincerely



copy Client

30.MAR.00 1123

Woodside Cottage
Maidenhead Road
Wokingham
Berks RG40 5RH

Home: 01344 421676
Business Fax: 01344 310822 Or laptop 0131 524 3758
Mobile: 07001 778610
e-mail rthomas@scotprov.co.uk

30 March 2000

The Planning Officer
Wokingham District Council
Shute End
Wokingham
Berks

Dear Sir or Madam,

Working from home at: Woodside Cottage, Maidenhead Road, Wokingham, Berks RG 40 5RH

I have agreed with my employers,Scottish Provident UK, that as from 1st October 1999, my contractual place of work will be my home address, as above, under the terms of the company's Working from Home Policy.

SPUK will provide me with various items of office equipment and furniture to enable me to carry out my normal working duties from home, as follows:

- Laptop PC including modem
- Printer
- Fax machine
- Business Line
- Mobile phone
- Filing cabinet
- Office desk
- Office chair

The area set aside in my home will not attract a marked rise in traffic or in people calling at the property and there will be no disturbance to neighbours as a result of me working from home.

If you have any queries, please either call myself or my Manager, Stewart Ireland on 0118 964 8300 (2), or mobile 0411 733265.

Yours faithfully

Roland P Thomas

"WOODSIDE"

HURST 1.4.86

ADDRESS MAIDENHEAD ROAD PARISH ~~WOK|WITHOUT~~

PLOT No. Old Property O.S. SHEET No. SU. 8271 (56)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1430/73	MR. G. R. CLARK	O/APP. 2 SEMI/DET. HOUSES	27-9-73	O/A REFUSE
37233	MR. L. THOMAS	REAR DWELLING	6.3.91	CLR
BLA 10552	"	"	15-7-91	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number:

Householder planning application form

30.MAR2000* 1123

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 R.P. THOMAS
	Address and postcode	WOODSIDE COTTAGE MAIDENHEAD ROAD WOKINGHAM RG40 5RH
	Phone number	
2	Agent's Name	SEDGMAN NOBLE ARCHITECTS
	Address and postcode	THE STUDIO SPRINGMEADOWS BUSINESS CENTRE HIGHFIELD FARM, WARGRAVE READING. RG10 8PZ
	Phone number	0118 940 4747
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.	WOODSIDE COTTAGE MAIDENHEAD ROAD WOKINGHAM RG40 5RH
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY GARAGE AND STORES AND HOME WORKING ROOM ABOVE TO REPLACE EXISTING GARAGE & STORES
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 THE HOUSE, BRICK PLINTH, TIMBERED AND RENDERED ELEVATIONS, PLAIN TILED ROOF TIMBER WINDOWS AND DOORS - STAINED
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

1305B

9	How many bedrooms does the property have?	Existing: 4	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.		
	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: David Noble

on behalf of ~~SEDGMAN NOBLE ARCHITECTS~~ Mr R Thomas

Date 30/3/2008

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