APPLICATION NO:
F/2001/3919

LOCATION:
~~Rosebank~~ **Blakes Road, Wargrave Reading.**
Beech House
APPLICANT:
Mr & Mrs Rich C/O Izod Design

PROPOSAL:
Proposed first floor rear extension to dwelling.

EARLIEST DATE FOR DECISION: **03/06/2001**

APPLICATION WILL HAVE EXPIRED ON:
26/06/2001

CASE OFFICER: **George Allpress**

REFUSED

RAILEX
Marbleboard

EASIFILE EP7

D2

338

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Rich
C/O Izod Design
14 Milton Road
Wokingham
Berkshire
RG40 1DB

Application Number: F/2001/3919

Parish: **WARGRAVE**

Location: **Rosebank, Blakes Road, Wargrave, Reading.**

Proposal: **Proposed first floor rear extension to dwelling.**

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, the reason for which is specified hereunder.

Reason

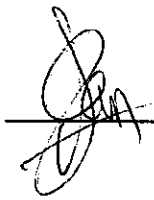
1. The proposal would result in an overbearing impact, loss of light and privacy to the detriment of the amenity of occupants and future occupants of the adjacent neighbouring dwellings. The application is therefore considered to conflict with Berkshire Structure Plan policy EN1, the Loddon Area Local Plan policies LBE1 and LBE2, and policy WBE1 of the Wokingham District Local Plan Deposit Draft 1997.

Informative

1. 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 Policy EN1.
Loddon Area Local Plan Policies LBE1, LBE2 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell
Development Control Manager
Date: 11/06/2001

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.

WORK SHEET FOR: George Allpress

Application Number: F/2001/3919

Applicant: Mr & Mrs Rich C/O Izod Design.

Location: Rosebank, Blakes Road, Wargrave, Reading.
Proposal: Proposed first floor rear extension to dwelling

Site Notice Displayed? :	YES	NO	DATE
	Yes✓		18/05/01

Date of Neighbour Notifications: 10/05/01

Date of Site Visit: 24/05/01

Date Registered: 01/05/2001

Earliest Date for Decision: 03/06/2001

Latest Consultation Date/Site Notice Expiry Date: 03/06/01
07/06/01 (GA)

This application will have expired on: 25/06/2001. 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 - recommend approval subject to appropriate conditions.

Wargrave Parish Council – object: loss of light to neighbouring property – overlooking/privacy issue regarding the neighbouring property due to the balcony – slates are out of keeping – the plan appears to be incorrect.

The occupants of Byelands objects citing: proposed development would restrict the light to several rooms. It would also detract from the current use of the garden obstructing light and giving rise to overlooking.

The occupants of Grays object, citing: loss of light to kitchen and an adjoining room: the proposed windows directly overlook our garden where at present there are no windows: the balcony will give a clear view of our garden: and would depreciate the value of our property.

The occupants of 15 Dunnock Way, object because it is considered inappropriate and would cause loss of privacy to their garden and a number of rooms in their house.

Planning Issues: The issues raised by this application are impact to the street scene, neighbour amenity, parking and highway safety.
The following policies are also relevant: Berkshire Structure Plan policy EN1: Loddon Area Local Plan policies LBE1, LBE2 LT6: and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

Application Number: F/2001/3919

Appraisal:

The application property is a semi-detached Edwardian dwelling which is situated on the south side of Blakes Road. The adjacent attached is Byelands (to the east) and the unattached neighbour is Grays House (to the west). Both the application property and Byelands have been considerably extended at the rear with almost equally deep single storey extensions. The extension at Byelands is irregular in plan form with an enclosed patio formed between the principal rear elevation and the broader part of the rest of the extension.

The application proposes raising the elevations of the extension and forming a gable ended pitched roof to provide additional habitable accommodation. The rearmost part would be a roof terrace which would be accessed by french doors.

The application is considered visually acceptable as there would be little difference to the street scene, and the application property is capable of meeting highway requirements.

However, the proposal is considered to result in material harm to neighbour amenity.

The existing extension is roughly 7.6 metres long and would in itself be an unneighbourly extension if the dwellings either side had not been similarly extended. The combined principle building and extensions at Grays House have several windows facing the direction of the extension, although none appear to be principle habitable room windows (2 to a kitchen, 2 to a utility room, 1 to a sunroom/study and a single rearward facing window to a garage). However, the extension would it is considered have an overbearing impact because of its height over its length.

In respect of the attached neighbour (Byelands), enclosure to the rear garden area is not considered at issue. This property has an existing extension of almost the same depth as the neighbour's and this is considered to act as a buffer between the proposal and their amenity area. However, Byelands has an enclosed patio which is enveloped by its own extension and the impact from the proposed extension to this area would be overbearing, enclosing and to obstruct light to this area.

Regarding the balcony, the orientation and separation between this and Grays House is considered to minimise overlooking. The relationship to Byelands would result in a material loss of privacy.

Recommendation: Approval: ☐ **Refusal:** ☑ ME
(tick appropriate box)

Application Number: F/2001/3919

~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions /~~ Reasons for Refusal
1			The proposal would result in an overbearing impact, loss of light and privacy to the detriment of the amenity of occupants and future occupants of the adjacent neighbouring dwellings. The application is therefore considered to conflict with Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LBE2 and Policy WBE1 of the Wokingham District Local Plan Deposit Draft 1997.
			INFORMATIVE
1	**N16**		**INSERT:** Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LBE2 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

11.6.01. A Cronin

RECORD OF SITE VISIT

SITE ADDRESS: Rosebank, Blakes Road, Wargrave, Reading.

APPLICATION NUMBER: F/2001/3919

OFFICER: George Allpress

DATE OF SITE VISIT: 24/05/01

1. SITE/STATUTORY NOTICE DISPLAYED? yes

2. DESCRIPTION OF SURROUNDINGS Defined settlement,

3. DESCRIPTION OF SITE/BUILDING Semi-detached two storey single family dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES Attached Byelands to the east, *Rosebank to the west - no other properties impacted upon.*

5. SITE CONSTRAINTS

TREES	None in the vicinity of the proposed extensions
ACCESS/PARKING	Free-standing garage at rear of house, plus front garden parking for 3 or more cars.
LEVELS	Level.
BOUNDARY TREATMENT	Hedge and fencing.
OTHERS	None

FROM: George Allpress

DATE: 10 May 2001

DELEGATED

44157

PLANNING SERVICES	HPT
POL	TLS
DO GA	ENG
APP	
CB	
06 JUN 2001	
COPIES TO:	ACK:
	FILE:

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/3919

Proposal: Proposed first floor rear extension to dwelling..

Site Address: Rosebank, Blakes Road, Wargrave, Reading.

Applicant: Mr & Mrs Rich C/O Izod Design.

Your observations are required in respect of this application **by 03/06/2001** .

OBJECT :-

- Loss of light to neighbouring property
- Overlooking/privacy issue regarding the neighbouring property due to the balcony.
- States are out of keeping.
- The Plan appears to be incorrect.

SIGNED: [signature]

DATE: 29/5/01

Clerk To Wargrave Parish/Town Council.

Recd 2.20pm 30.5.01

Ilona L. Kaiser
15 Dunnock Way
Wargrave, Berks.
RG10 8LR

Tel. + Fax 0118-940 3616

By Hand

George Allpress, Esq.
Environmental Services Department
Planning Services
Wokingham District Council
Shute End
Wokingham, Berks.
RG40 1WR

28 May 2001

Dear Mr. Allpress,

Application Number: F/2001/3919
Site Adress: Rosebank, Blakes Road, Wargrave, Reading
Proposal: Proposed first floor rear extension to dwelling

Thank you for contacting me about the above application. I have looked at and studied the proposed plan.

I would like to register my objection to this proposed application, because I feel it is inappropriate and would cause me loss of privacy in my garden and a number of rooms in my house, and the value of my property would also be seriously affected by this loss of privacy.

Yours sincerely,

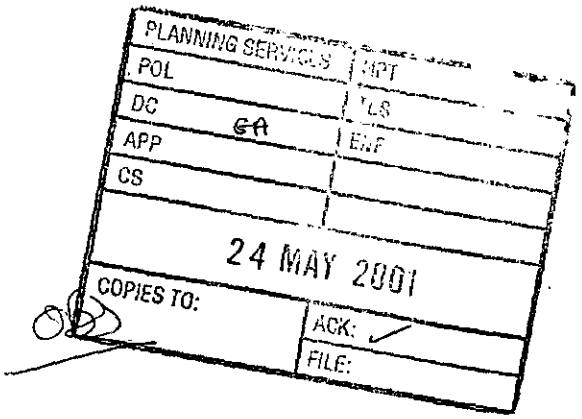
I.L. Kaiser

BDS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	GA
CS	
31 MAY 2001	
COPIES TO:	ACK: ✓
	FILE:

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 23 May 2001 14:38
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications



****

NatureofEmail: Object
ApplicationNumber: F/2001/3919
Correspondent_FullName: Mike Cunningham
Correspondent_StreetAddress: Grays
Correspondent_Address2: Blakes Road
Correspondent_Town: Wargrave
Correspondent_County: Berkshire
Correspondent_PostCode: RG10 8LA
Correspondent_Telephone: 0118 940 4162
Correspondent_Email: mpcunningham@tesco.net

Comments:

Re: Rosebank, Blakes Road, Wargrave

We are writing to strongly object to the application for a first floor extension. Our house is next door to Rosebank.

Loss of light – The proposed extension will extend over the major part of the Easterly aspect of our rear garden and this will make a significant difference to the amount of light received. Our kitchen and an adjoining room would probably have to be in artificial light all the time, and a bedroom would suffer from a significant loss of light.

Aspect – the view from our rear garden is presently unobscured in the direction of the proposed extension and this new solid structure would be a very unsightly intrusion.

Windows - At the present time our rear garden is not directly overlooked. Some of the surrounding houses have windows that are visible but any houses that are close to us all have windows at a significant angle to our back garden and do not impact greatly on our privacy. The proposed extension would have windows that directly overlook our garden and would cause a major invasion of privacy.

Balcony – The proposed extension includes a balcony, which will give a clear view of our garden plus many of the gardens of our neighbours. The only reason to include a balcony is that the occupants of Rosebank would want to make significant use of it, and being observed, either intentionally or unintentionally, from this first floor vantage point will cause us extensive discomfort and annoyance.

Depreciating Value - The value and character of our property will be significantly downgraded by having a rear garden that is directly overlooked.

In summary, we consider that this proposed first floor extension would be a grossly unfair invasion of our right to light and privacy.

DNS

PLANNING SERVICES	HPT
POL	TLS
DC GA	ENF
APP	
CS	
24 MAY 2001	
COPIES TO:	ACK ✓

Grays,
Blakes Road,
Wargrave,
Berkshire,
RG10 8LA.

21st May 2001

Dear Sir,

Reference: Planning application F/2001/3919 (George Allpress) for Rosebank, Blakes Road, Wargrave

We are writing to strongly object to the application for a first floor extension. Our house is next door to Rosebank.

Loss of light – The proposed extension will extend over the major part of the Easterly aspect of our rear garden and this will make a significant difference to the amount of light received. Our kitchen and an adjoining room would probably have to be in artificial light all the time, and a bedroom would suffer from a significant loss of light.

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Balcony – The proposed extension includes a balcony, which will give a clear view of our garden plus many of the gardens of our neighbours. The only reason to include a balcony is that the occupants of Rosebank would want to make significant use of it, and being observed, either intentionally or unintentionally, from this first floor vantage point will cause us extensive discomfort and annoyance.

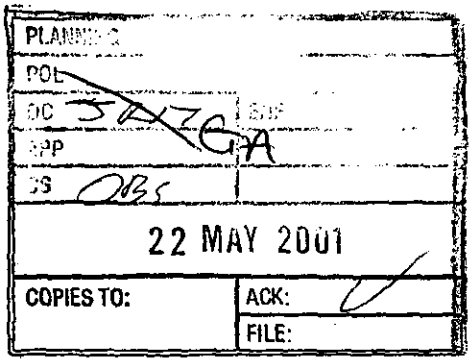
Depreciating Value - The value and character of our property will be significantly downgraded by having a rear garden that is directly overlooked.

In summary, we consider that this proposed first floor extension would be a grossly unfair invasion of our right to light and privacy.

Yours Sincerely,

M. Cunningham

Michael and Susan Cunningham



Byelands
Blakes Road
Wargrave
Berkshire
RG10 8LA

21st May 2001

Your Ref: George Allpress
F/2001/3919

Mr John Mitchell
Development Control Manager
Wokingham District Council
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sir

Re: Application Number F/2001/3919 – Rosebank, Blakes Road, Wargrave, Reading

Thank you for your letter of 10th May concerning the above application for planning permission for a proposed first floor rear extension.

I have looked at the plans at your offices and do wish to register my objection to the proposed development.

My property is the adjoining semidetached house and I think that the development would adversely affect my enjoyment of my property, both house and garden.

The proposed development would restrict the light to several rooms. It would also detract from the current use of the garden, depriving afternoon and evening light into the garden and courtyard surrounding the house. In addition the proposed balcony would mean that the garden would be overlooked and far less private than is the case at present.

Yours faithfully

Kathleen Martin

Kathleen Martin

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 10 May 2001

Application Number: F/2001/3919

Proposal: Proposed first floor rear extension to dwelling.

Parish: WARGRAVE PARISH

Site Address:
Rosebank, Blakes Road, Wargrave, Reading.

Applicant:
Mr & Mrs Rich C/O Izod Design.

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).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam Coggins 15/05/01

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

Tel: 0118 974 6442

Date: **10 May 2001**

My ref: F/2001/3919

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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/2001/3919
Rosebank, Blakes Road, Wargrave, Reading.
Proposed first floor rear extension to dwelling.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3919**
Rosebank, Blakes Road, Wargrave, Reading.
Proposed first floor rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

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

Tel: 0118 974 6442

Date: **10 May 2001**

My ref: F/2001/3919

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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/2001/3919
Rosebank, Blakes Road, Wargrave, Reading.
Proposed first floor rear extension to dwelling.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3919**
Rosebank, Blakes Road, Wargrave, Reading.
Proposed first floor rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3919
CASE OFFICER: George Allpress

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

Applicationo	Name & Address
F/2001/3919	Kathleen Martin Byelands Blakes Road Wargrave RG10 8LA
F/2001/3919	I L Kaiser 15 Dunnock Way Wargrave Berks RG10 8LR
F/2001/3919	M & S Cunningham Grays Blakes Road Wargrave Berkshire RG10 8LA

APP REFUSED - NOTIFICATION LETTER ISSUED 21.6.2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~26 MAR 2001~~	01 MAY 2001
Officer: GA	Application No. F/2001/3919

Map No. 17 Site 006

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED FIRST FLOOR REAR EXTENSION TO DWELLING

Location: ROSE BANK BLAKES ROAD

Parish: WARGRAVE Ward: Wargrave 10.5.01 B

Applicant: MR/MRS RICH

Fee Received 95-00 (14) 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			01 MAY 2001
2	1:500 block plan showing existing & proposed dev. + adj. Properties	May need parking layout if this is an extra bedroom (see misc.)		✓
3	Forms unsigned			
4	Correct S 66 certificate		~~phoned~~, 6.4.	
5	Elevation plans		Plans omits	
6	Floor plans			
7	Metric scale disclaimer			✓
8	Encroachment letter	Probable encroachment at boundary (see roof overhang) (party wall??)	~~will serve notice~~	
9	Miscellaneous	Floor plan seems to show this as an extra bedroom but Q9 states that there are still only 3. Can they provide full 1st floor plans — existing & proposed — to show bedroom layout?	See letter	01 MAY 2001

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 10.5.01 B 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.....

Izod DESIGN

Chartered Architects
Landscape Consultants

01.MAY2001* 3919

KPI/em/2689
1 May 2001

01 MAY 2001

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

For the attention of Mrs C Hurst

Dear Sirs

ROSEBANK BLAKES ROAD WARGRAVE
Alterations and Extensions

Following the submission of the Planning Application for the above, on 26 March 2001, you have raised some queries and require clarification of details.

1. I can confirm that the proposals will create one additional bedroom to create a total of three bedrooms.

2. The party wall situation will not create an overhang over the adjoining property (Byelands) as a parapet gutter detail will be formed.

3. Proposals for parking within the site are indicated on the revised drawing.

I am returning the revised application documents, including drawing 2689/3A and trust you can progress the application.

Yours faithfully

PETER IZOD RIBA

Peter Izod Dipl.Arch (Hons) Dip.LA RIBA
IZOD DESIGN
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

Byhand.
26.3.01

Izod DESIGN
Chartered Architects
Landscape Consultants

01.MAY2001* 3919

KPI/em/2689
23 March 2001

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

Dear Sirs

ROSEBANK BLAKES ROAD WARGRAVE
Alterations and Extensions

I have prepared proposals for an extension to the first floor of the existing semi-detached house at the above. I enclose the following documentation in support of the application for planning consent.

1. Six copies of the Householder Application Form
2. Six copies each of drawings 2689/2 and 3
3. Six copies each of the site plan and location plan.
4. A cheque for £95.00 being the statutory application fee.

In considering the application it should be noted that the proposals extend the property by approximately 24%, although there is no increase in the footprint of the building or in the number of habitable rooms.

I now await formal notification of registration.

Yours faithfully

PETER IZOD RIBA

Peter Izod Dipl.Arch (Hons) Dip.LA RIBA
IZOD DESIGN
14 Milton Road Wokingham Berkshire RG40 1DB
Telephone 0118 977 0075
Facsimile 0118 977 0057

Environmental Services

For office use only.
Application number: 01.MAY2001* 3919

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+MRS C RICH ROSEBANK BLAKES ROAD WARGRAVE RG10 8LA
2	Agent's Name Address and postcode Phone number	IZOD DESIGN 14 MILTON ROAD WOKINGHAM RG40 1DB 0118 977 0075
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.	ROSEBANK BLAKES ROAD WARGRAVE
4	Give brief details of the proposal for example, two storey side extension. About the application	FIRST FLOOR EXTENSION TO REAR
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 ☐ NONE AFFECTED
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED FACING BRICKS DARK GREY ROOF SLATES
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.	✓	
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 MR & MRS C RICH

Date 23/3/01

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

V

19 030 011.

ADDRESS ROSEBANK. BLAKES ROAD.

PARISH WARGRAVE.

PLOT No.

BUILDER

ORD. SHEET No. SU. 7978. (17)

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD 484/66	Mr P G Tims	Garage	8 8 66	App N/A
*BR 5555	MR. HOWARD	ROOF CONVERSION	14.10.76	Relaxed & App 30.11.76 N/A
05502	"	" "	25.11.76	N/A C/A
15986	" "	2/s add to provide lounge WC with bedroom & shower room over	30. 4. 81	NA Ref.
BR17820.	" "	Extn to side & rear.	16. 11. 81	app NA
16362	"	S/STOREY EXTENSION	19.11.81	N/A C/A

DATE OF COMPLETION

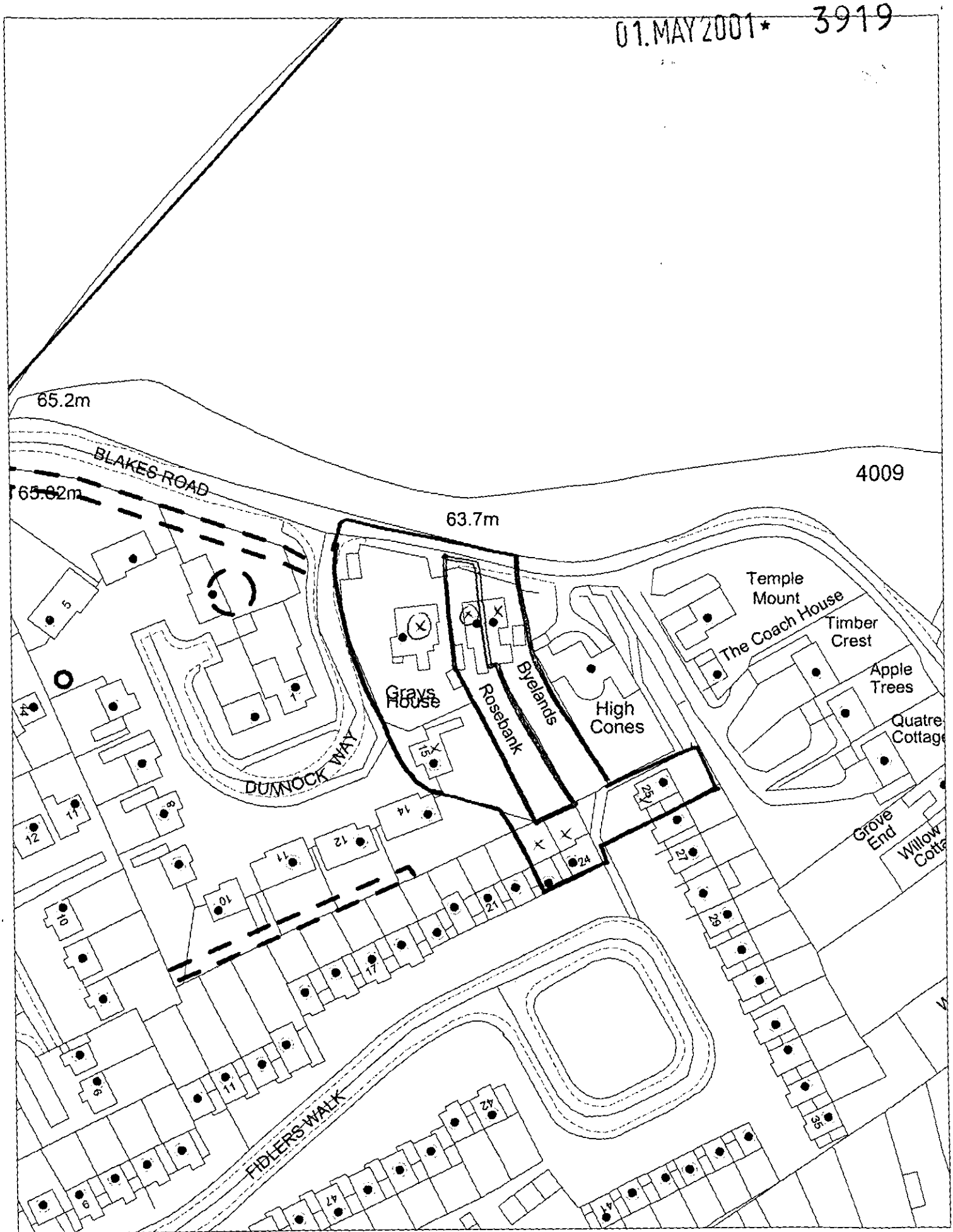
MINISTRY DECISION

SPECIAL ORDERS * BR5555 Cancelled by WDC 17.1.80

DRAINAGE

01.MAY2001* 3919

01.MAY2001* 3919



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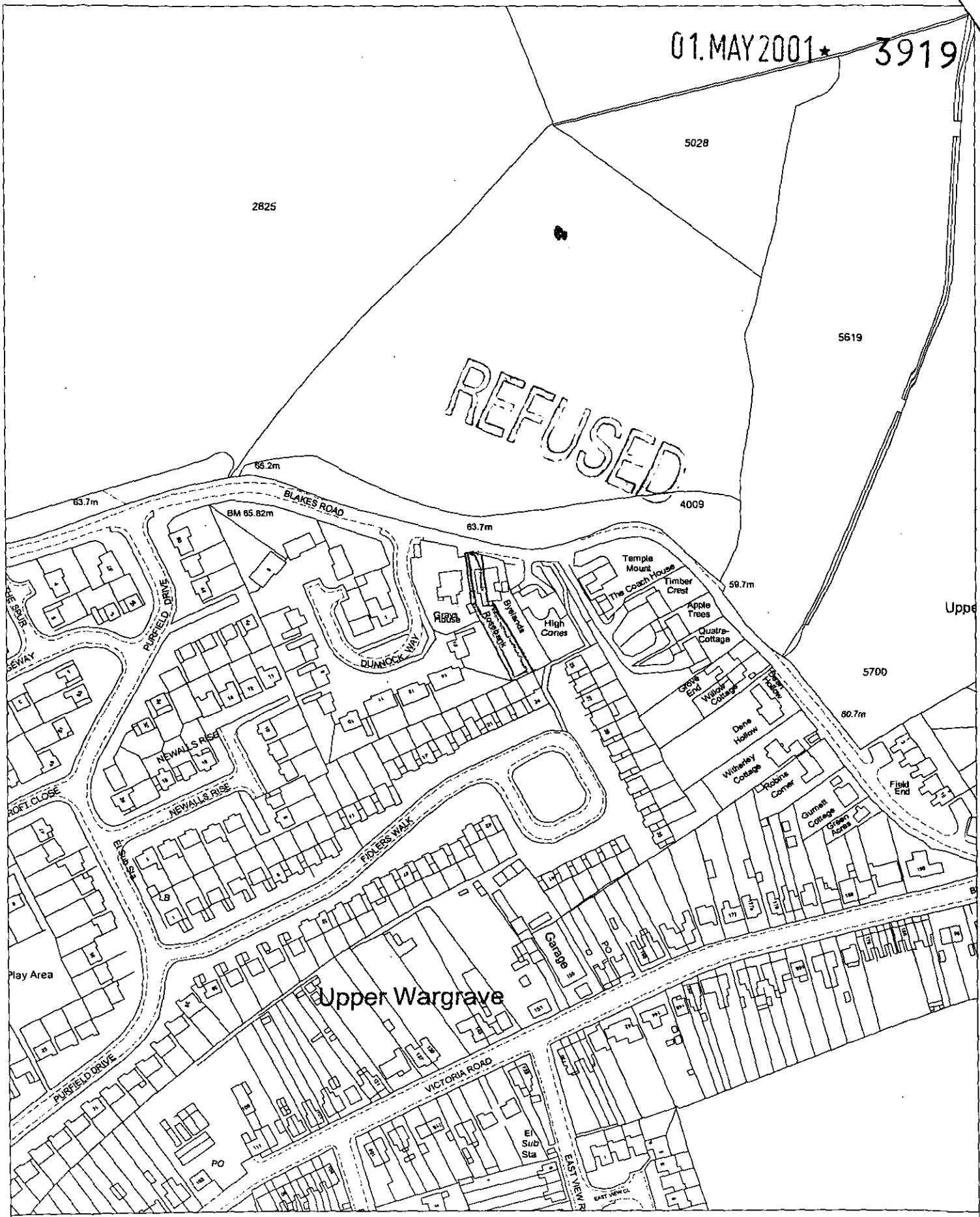
Development Control Section, Environmental Services, Wokingham District Council.

3 April 2001

Scale: 1 : 1250

N W E S

01.MAY2001 * 3919



Site Plan, Scale: 1 to 2500

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Date: 26 March 2001

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