overlooked en suite?

APPLICATION NO:
F/2000/1248

LOCATION:
262 London Road, Wokingham.

APPLICANT:
Mr Mrs Platt C/O W M Graham

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory and alterations to kitchen roof

EARLIEST DATE FOR DECISION: **26/05/2000**
28 Day Members Ref: 30/05/2000
APPLICATION EXPIRY DATE: **08/06/2000**

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Platt
C/O W M Graham
1 Rectory Road
Wokingham
Berks
RG40 1DJ

Application Number: F/2000/1248

Parish: **WOKINGHAM**

Location: **262, London Road, Wokingham.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory and alterations to kitchen roof**

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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

Information
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 and roof 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.

John Mitchell
Development Control Manager
Date: 05/06/2000

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.

finalised for Planning

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1248	NB.
BUILDING CONTROL NUMBER	FP97/664	
APPLICANT/AGENT	W M Graham + Assoc	
ADDRESS OF SITE	262 London Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext to form conservatory + alteration to kitchen roof.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	2165-02C 03D	2165-02D 03E
FLOOR PLANS	03D	03E

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	5/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES? Note to Brian	DC – conservatory added – 3 velux windows to side (kitchen) – side window deleted	
DATE	19/6/00	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED by BC	19/6/00.		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1248

Applicant : Mr Mrs Platt C/O W M Graham.

Location : 262, London Road, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling to form conservatory and alterations to kitchen roof

Site Notice Displayed ? : YES ✓ NO ☐ DATE 30/5/2000

Date of Neighbour Notifications : N/A

Date of Site Visit : 30.5

Date Registered : 13/04/2000

Earliest Date for Decision : 26/05/2000

Latest Consultation Date/Site Notice Expiry Date : 26/05/2000

Application Expiry Date: 08/06/2000

Consultation Responses :

Nottingham TC: 18/5 - no objections

Neighbours/EN: 10/5: 1a Farmer Close
10/5: 264 London Rd - no objections
22/5 - 260 London Rd - objections

Planning Issues :

1) Impact upon neighbouring properties.

2) Impact upon the street scene.

Planning app 97/65691F - amendments - alts to kitchen roof conservatory

Application Number: F/2000/1248

Appraisal :

1) Impact upon neighbouring properties.
The proposed d'met is for alts to kitchen roof approved under 97/0568/F & a conservatory.
The alts to the kitchen roof are a hipped to gable end - not considered to have any detrimental impact upon neighbouring properties.
- Conservatory - will be close to the boundary with Nº 260, but will not encroach (as shown by plan 2165/03/E) - the plans show (& I have drawn out on scale 1:50 plan) that even with the roof - there will be no encroachment (informative for encroachment added).
- With regard to overlooking issued raised by Nº 260 - the boundary between the two properties is screened by large laurel bushes - heavily dense screening views to Nº 260. Furthermore - the conservatory is alongside the boundary of the front garden of Nº 260 & Nº 260 is some 14m away (nearest corner).
- It is considered due to the above screening that obscurely glazed glass in this side of the conservatory is unnecessary.
It is ∴ considered that the proposed development would have no detrimental impacts to neighbouring properties by way of overlooking, overshadowing/overbearing.

2) Impact upon the streetscene
It is not considered that the proposed d'met would have any detrimental impacts upon the street scene.

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

Application Number F/2000/1248
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	SC01	SR02	
(2)	SC53	SR12	WORK
	IN06		

RECORD OF SITE VISIT

SITE ADDRESS: 262 London Road Wokingham.

APPLICATION NUMBER: F/2000/1248

OFFICER: Natalie Brown

DATE OF SITE VISIT: 30/5

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - pillar by entrance to property

2. DESCRIPTION OF SURROUNDINGS Residential

3. DESCRIPTION OF SITE/BUILDING
Enclosed allotment - fencing / hedging etc.
footings & dwarf wall already built

4. RELATIONSHIP TO ADJOINING PROPERTIES
Garage of 260 along boundary but set back from 262 -
Laurel screening along boundary adj to proposed conservatory, adj to front garden of 260

→ possibly of OD. grazed?
no fencing.

5. SITE CONSTRAINTS

TREES ✓

ACCESS/PARKING Ng

LEVELS ✓

BOUNDARY TREATMENT Laurel hedging/bushes (few)

OTHERS ✓

Applicationo	Name & Address
F/2000/1248	Mr & Mrs C J Fitzpatrick The Chimes 260 London Road Wokingham RG40 1QY

App approved,
tter sent 08/06/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	3 APR 2000
Officer: NAB	Application No. F/2000/1248

Map No. 76 Site 0.04

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING TO FORM CONSERVATORY AND ALTERATIONS TO KITCHEN & ROOF

Location: 262 LONDON ROAD

Parish: WOKINGHAM Ward: Norreys

2-5-2000

Applicant: MR/MRS PLATT

Fee Received 95-00 Required ..... Additional ..... Refund .....

(3)

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	Not very clear exactly what application is for!		
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 : 2.5.2000 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:

.....

.....recent.....

.....No pre-apps..... (but post-app correspondence in 97/65691/F)

NEIGHBOURS:

S/N + 223, 225, 227, 258, 260, 264 London Road

1a Harmar Close

Received by Wokingham District Council

Application No: F/2000/1248

Proposal:
Proposed single storey rear extension to dwelling to form conservatory and alterations to kitchen roof

Location:
262, London 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 Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/05/2000. 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

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

Tel: (0118) 974 6492

Date: **02 May 2000**

My ref: F/2000/1248

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/2000/1248
262, London Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory and alterations to kitchen roof

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

Head of Planning and Transportation

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/1248**
262, London Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory and alterations to kitchen roof

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: **02 May 2000**

My ref: F/2000/1248

CONFIDENTIAL

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

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
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Yours faithfully

Head of Planning and Transportation

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262, London Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory and alterations to kitchen roof

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Brown

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

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

Tel: (0118) 974 6492

Date: **02 May 2000**

My ref: F/2000/1248

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
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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Yours faithfully

Head of Planning and Transportation

LISTING FORM

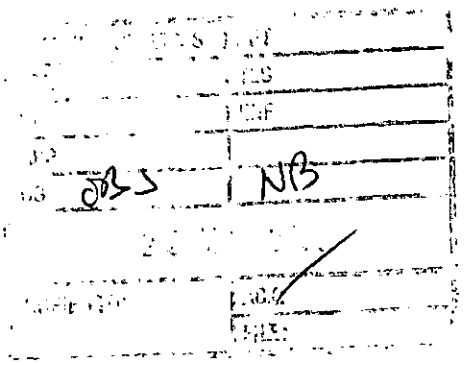
Case officer: **Natalie Brown** Application Number: **F/2000/1248**
262, London Road, , Wokingham.
Proposed single storey rear extension to dwelling to form conservatory and alterations to kitchen roof

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Robertson

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

Chris and Vivienne Fitzpatrick
The Chimes
260 London Road
Wokingham
Berks RG40 1QY



19th May 2000.

Ms Natalie Brown
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Dear Ms Brown:

Reference F/2000/1248

With regard to the above planning application, we would like to make the following comments.

Intrusion and Loss of Privacy

As the proposed conservatory is so close to the boundary, with no solid fence or natural screening currently in place, we are concerned we will lose all privacy to our large front garden.

We understood from talking to Mr./s Platt, the proposed conservatory would have obscured or frosted glazing – this is not detailed on the plans.

We would insist that either obscured glass is used or a close-boarded fence of a 2m minimum *height is erected at the expense of Mr./s Platt along the length of the boundary currently occupied* by our dismantled chain link fence.

It should be noted that as a result of our 1m chain-link fence being damaged and dismantled without our prior permission, Mr./s Platt's contractual builder, Mr. Bob Atkins, kindly offered to replace it without condition to a specification of our choice. We would be happy to accept this offer as a solution to our concern over the intrusion and loss of privacy and as a condition of the planning application being approved.

Encroachment

From reviewing the plans at the council offices, our fears have been confirmed that the proposed development, which has been partially built, will indeed overhang our property, when on the plans it states in several places there will be no overhang to the boundary.

This can easily be seen on the plans by the corner of the conservatory wall being a mere 0.1m from the said boundary.

From the same plans, the overhang from the conservatory is projected at 0.2m from the wall, overhanging the boundary by 0.1m. Therefore, by virtue of the drawing, there is indeed overhang.

In fact, we do not understand why the proposed development is so close to the boundary, as this type of issue inevitably leads to issues with objections. In fact, on the advice of the Planning *Enforcement officer, we had to ask the constructors to change the width of their footings, as they* had transgressed onto our property. There was no disagreement over this decision and they complied with our wishes.

Of note, it would appear this is the only property in the London Road area that has a development so close to the boundary edge, which we feel is not in keeping with the London Road area and seems completely unnecessary.

We do not think it is acceptable to build so close to the boundary and we would expect to see it moved to 0.25m away from the boundary as per the previously approved plans of the kitchen.

Obviously this will cause Mr./s Platt a problem as the footings and conservatory wall have already been constructed, but understandably, we cannot accept development or development overhang on our property.

Although we acknowledge the council is not responsible for issues arising from boundary positioning, the plans do obviously show overhang development and therefore cannot be approved.

Please also note, there is no current dispute over the positioning of the boundary, as this was jointly agreed only 2 years ago, as a result of the previous planning application and the inaccuracy of the said drawings. After which the chain link fence was erected in total agreement at our cost.

In summary, we do not have an objection to Mr./s Platt improving their dwelling, as long as it is done so with consideration to our concerns. We are willing to compromise on the subject of loss of privacy by one of the suggestions we have made here in this letter.

However, there is no compromise for Mr./s Platt encroaching on our property. There would appear to be no alternative other than to revise the proposed plans as suggested. We acknowledge 0.25m is not a great distance but we were happy to accept the previous plans submitted in 1997 with the same measurements. It is certainly not acceptable to simply revise the proposed plans by redrawing the boundary – again!

We look forward to an agreeable solution to our concerns and should you need any more information from us, please do get in touch and we would be happy to discuss this in more detail.

Yours truly,

Mr and Mrs CJ Fitzpatrick

PLANNING SERVICES
POL
DC
APP
CS
18
COPIES TO:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1248

Proposal: Proposed single storey rear extension to dwelling to form conservatory and alterations to kitchen roof.

Site Address: 262 London Road, Wokingham.

Applicant: Mr & Mrs Platt C/O W M Graham

Your observations are required in respect of this application by **26/05/2000**

No objection

SIGNED: _____ **DATE:** 12/05/00

CLERK TO Wokingham Town Council

Natalie Brown
F/2000/1248

PLANNING SERVICES	HPT 2916T
PCL	TLS
DC WRB	ENF
APP	
CS	

10 MAY 2000

SUPERSEDED | ACK: | FILE:

May 9th — 2000

Dear Sir or Madam

I received a letter from your Office in regard to alterations to Kitchen area etc. at 262 London Rd. Wokingham, next door, in the occupation of Mr & Mrs Platt.

The alterations or work to be done to already completed apart from final decors.

The work involved is on the West corner of the Property & in no way affects me i.e. obstruction or light interruption.

Since Mr & Mrs Platt have been my neighbours they have had other alterations which have not interrupted me in any way & we have been the best of friends.

What interests me is why you send a letter to me at this stage? surely it should have been there months back when the application was made

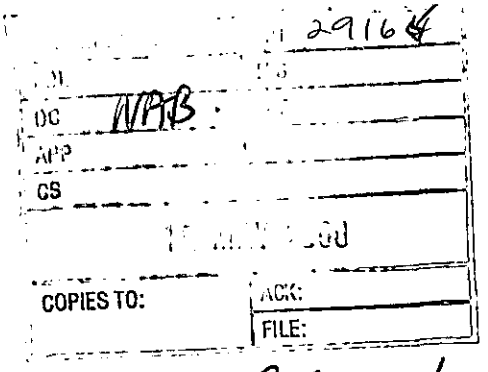
Yours faithfully

Albert Sprague



Please enter reply
on 10/5

Thanks



Reply reqd.

Orchard House
1a Harmar Close
Wokingham Berks
RG40 1SG
Tel: 01189 782016
Fax: 01189 890424

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

8th May 2000.

Dear Mr Wood

Thanks you for the enclosed letter Ref Natalie Brown regarding planning application number F/2000/11248.

Unfortunately the site address – 262 London Road – has nothing to do with myself. We do have an application for planning at our home, address as above, and assume that you have somehow managed to mix these up.

Could you please let me know that this can been corrected.

Please also use our full address as above for all correspondence.

Yours sincerely

Brian Almond

I rang 10/5/00 & explained it had been sent correctly - we were consulting him on a neighbouring application.
No further action reqd.

Tel. (0118) 974 6492

Date: 02 May 2000

Your Ref:

My Ref: Natalie Brown
F/2000/1248

The Owner/Occupier
1a
Harmer Close
Wokingham
Berkshire

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 Sir/Madam

Application Number: F/2000/1248

Site Address: 262, London Road, Wokingham.

Proposal: *Proposed single storey rear extension to dwelling to form conservatory and alterations to kitchen roof.*

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2000/1248** . Your comments will be considered by the planning officer before a decision is made and will be summerised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

Please note that all comments made will be open to public inspection.

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

Yours faithfully

Chris Wood
Head of Planning and Transportation

Environmental Services

For office use only. Application number: 13.APR.2000* 1248

Householder planning application form



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

1	Your name	MR & MRS M PLATT
	Address and postcode	262 LONDON ROAD WOKINGHAM RG40 1QY
	Phone number	WORK: 023 80 89 01 07. 0118 978 7081
2	Agent's Name	W M GRAHAM ASSOCIATES
	Address and postcode	1 RECTORY ROAD WOKINGHAM RG40 1DJ
	Phone number	0118 977 0464
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.	262 LONDON ROAD WOKINGHAM
4	Give brief details of the proposal for example, two storey side extension. About the application	ALTERATION TO KITCHEN ROOF AND CONSERVATORY REF: 97/65691/F
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.	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 ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: No change
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.	£95.00	
	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: W M GRAHAM ASSOCIATES

on behalf of MR & MRS M PLATT

Date 7 April 2000

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

Recd 2.00pm 12.4.00

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2165/wmg/cm

12 April 2000

Wokingham District Council
Planning Department
PO Box No 157
Civic Offices
Shute End
Wokingham RG40 1WR

13.APR.2000* 1248

Dear Sir

262 LONDON ROAD WOKINGHAM

Please find enclosed a completed Town Planning application for the abvoe property comprising the following:-

a) Householder Planning application including Certificate A
b) Fee note for £95 (cheque included)
c) OS extracts
d) Dwgs. Nos. 2165 - 01A, 02D & 03E

We trust that you find all in order but should you require any further details please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

1935

ADDRESS 262 London Road PARISH Wokingham

PLOT No. OLD PROPERTY ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
97/65691/F	Mr+Mrs Platt	8/ST SIDE + REAR EXTNS	1/8/97	C/
FP97/6644	"	"	6/8/97	C/A

MINISTRY DECISION

SPECIAL ORDERS

13.APR.2000* 1248



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13.APR.2000*

Site Plan

Scale 1 to 500

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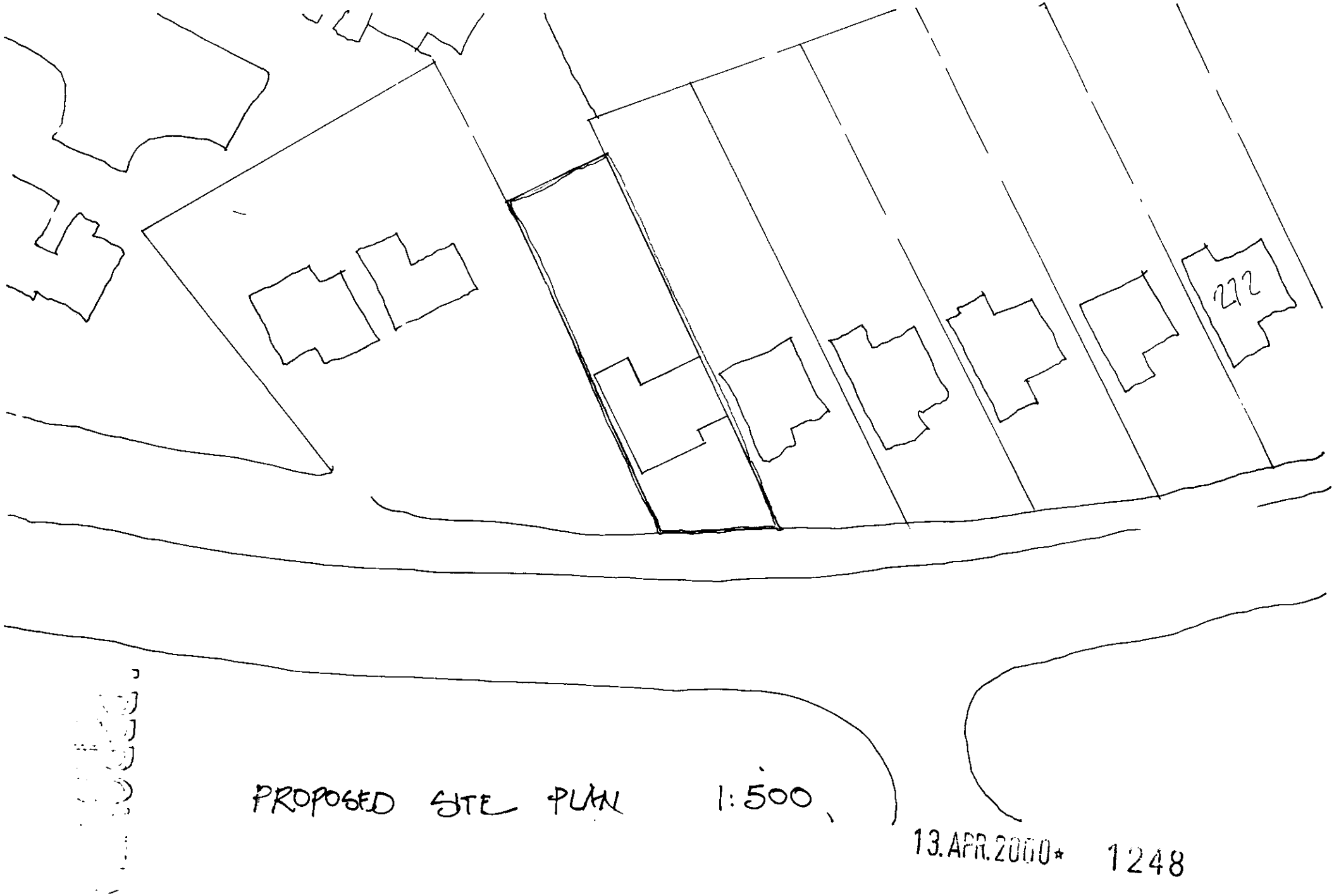

PROPOSED SITE PLAN 1:500

13. APR. 2000 * 1248