F/2000/2482

APPLICATION NO: F/2000/2482

LOCATION: 21a Rectory Road Wokingham

APPLICANT: Mr & Mrs Miller

PROPOSAL: Proposed erection of double garage with workshop

EARLIEST DATE FOR DECISION:

**APPLICATION WILL HAVE EXPIRED ON: 27/11/00**

CASE OFFICER: NATALIE BROWN

PERMITTED DEVELOPMENT

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

STEMS LTD

(NAB)

# WOKINGHAM DISTRICT COUNCIL

**TOWN AND COUNTRY PLANNING ACTS**

**Notification of Approval of Permission**

**Mr & Mrs Miller**
**C/O Andrews Kalik Associates**
**The Studio**
**101 London Road**
**Reading**
**Berkshire**
**RG1 5BY**

**Application Number: F/2000/2482**

**Parish:** **WOKINGHAM**

**Location:** **21a, Rectory Road, Wokingham.**

**Proposal:** **Proposed erection of double garage with workshop**

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. 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**
4. The garage shall not be occupied until space has been provided within the front garden for vehicles to enter and leave the site in a forward gear and this space shall be retained for this purpose in perpetuity.

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

**Reason**
4. In the interests of highway safety and convenience.

**Informative**
1. The applicant is advised to additionally comply with the conditions of consent on application F/2000/1037.

**Informative**
2. 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:

South East Area Local Plan Policies STV1, SBE1 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1 and WBE12.

John Mitchell
Development Control Manager
Date: 12/01/2001

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.**

1811

# Planning Application

**Received by Wokingham District Council**

## Application No: F/2000/2482

**Proposal:**
**Proposed erection of double garage with workshop**

**Location:**
**21a Rectory 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 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 within 24 days of the date of this notice. 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**

**DATE: 12 October 2000**

Enclosed

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

previous Planning Approval 1037

| SITE DETAILS | CASE OFFICER |
|---|---|
| PLANNING APPLICATION NUMBER | 2482 NB |
| BUILDING CONTROL NUMBER. | FP 2000/1214 Nick. |
| ~~APPLICANT~~/AGENT | Andrews Kolik |
| ADDRESS OF SITE | 21A Rectory Road CROKINGHAM. |
| DESCRIPTION OF PROPOSED WORK | double garage with workshop. |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | 1547/2 | 1547/2 |
| ELEVATIONS | 1547-1B | 1547-1B |
| FLOOR PLANS | — | — |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 12/1/01 | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None | |
| IF YES, WHAT ARE THE DIFFERENCES ? | — | |
| DATE | 17/1/01 | |

| 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/2000/2482**

**Applicant : Mr & Mrs Miller**
**Location : 21a Rectory Road Wokingham**

**Proposal : Proposed erection of double garage with workshop**

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| ✓ | | 8/11 |

**Date of Neighbour Notifications : .....**

**Date of Site Visit : .....**

**Date Registered :**

**Earliest Date for Decision :**

**Latest Consultation Date/Site Notice Expiry Date :**

**This application <u>will have expired on: 27/11/00.</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 :**

WBK TC : 1/11 – no objection

L'scape : } 8/11 – no objections – proposal should not adversely affect
Trees : } trees/surrounding landscape.

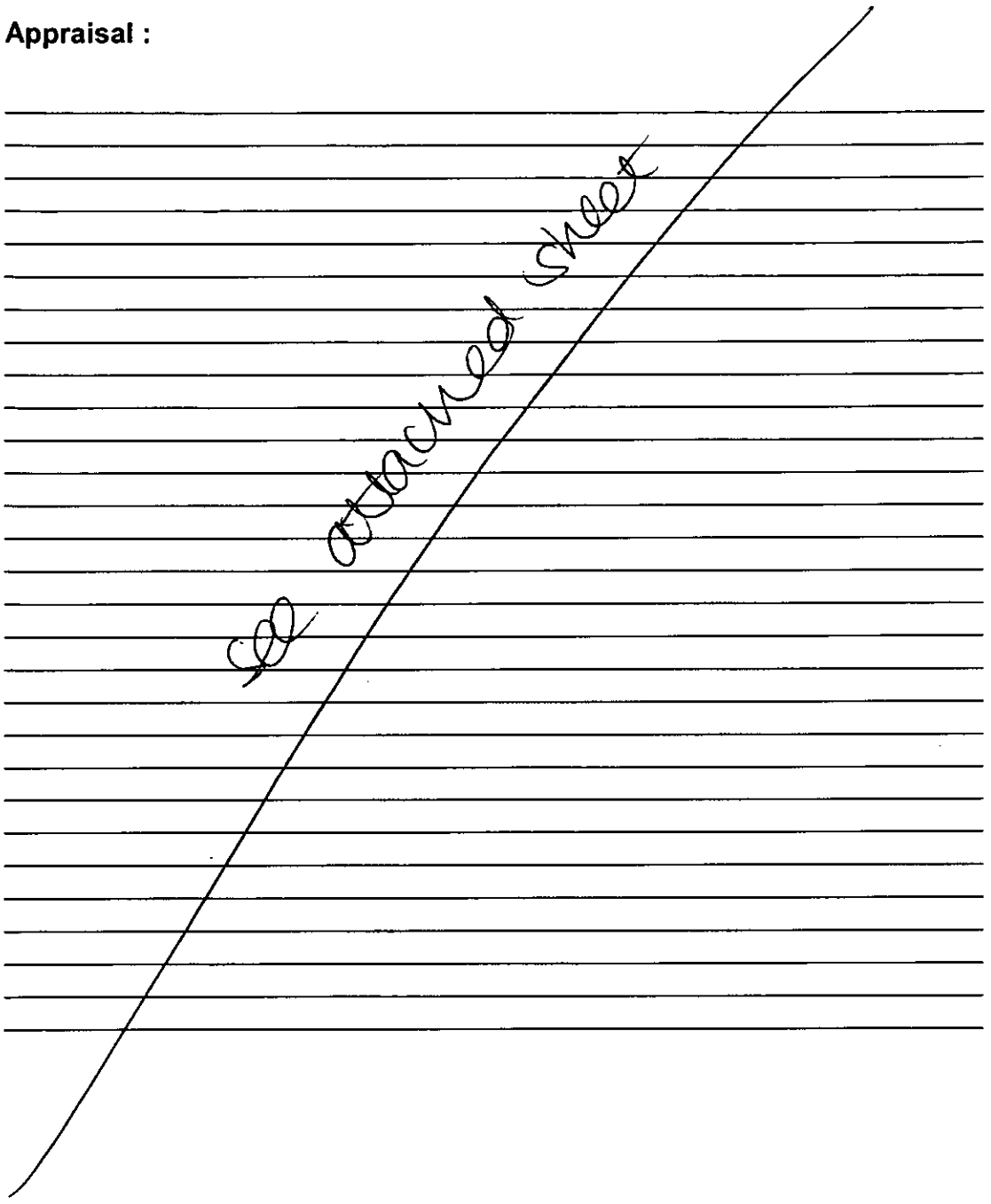
Highways : 20/10 - approval subject to conditions.

Neighbours/PN :

**Planning Issues :** 10'd set fronting greenroute (WBC12)

**Application Number: F/2000/2482**

**Appraisal :**




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

**Application Number F/2000/2482**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| | C001 | R001 | full plan - 5 yrs. |
| | C014 | R014 | ex finishes to match |
| | C049 | R049 | Garages to be retained |
| | C138 | R138 | Garage/turning area |
| | | Informative: | The applicant is advised to additionally comply with the conditions of consent F/2000/1037 |

| |
|---|
| Informative for approvals |
| N16 |
| LODDON AREA LOCAL PLAN POLICIES: |
| SOUTH-EAST AREA LOCAL PLAN POLICIES: ST1, SBE1, SBE2, |
| WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WO3, WBE1, WBE12 |
| GREEN BELT LOCAL PLAN POLICIES: |
| BERKSHIRE STRUCTURE PLAN POLICIES: |
| MINERALS LOCAL PLAN POLICIES: |

# RECORD OF SITE VISIT

| | |
|---|---|
| SITE ADDRESS: 21a Rectory Road Wokingham<br><br>APPLICATION NUMBER: F/2000/2482 | OFFICER: NATALIE BROWN<br><br>DATE OF SITE VISIT:..... |

**1 SITE/STATUTORY NOTICE DISPLAYED ?**

**2. DESCRIPTION OF SURROUNDINGS**

Residential along a greenroute - set back from Road edge -

**3. DESCRIPTION OF SITE/BUILDING**

Garage would be adj to neighbours garage & of a similar height - would be obscured from the rd & (Nº 21a is behind Charlecombe House)

**4. RELATIONSHIP TO ADJOINING PROPERTIES**

Detached - see plan
(& f/2000/1037)

**5. SITE CONSTRAINTS**

**TREES**

**ACCESS/PARKING** T&S driveway entrance from Rectory Rd (Greenroute)

**LEVELS**

**BOUNDARY TREATMENT** 1.8m fence @ rear

**OTHERS**

**Application Number: F/2000/2482**

**Appraisal:**

Development

For a double garage with workshop, to be 8.8m in length, 6.1m in width and would had a hipped roof 2.3m and be 4.8m to the ridge, and would be in similar position to that approved under consent F/2000/1037, with the 8.8m of the garage being along the boundary (1.8m fencing) with Meachen Court.

A double garage was approved under consent F/2000/1037 would have been 6m in width and be 5.8m and have a hipped roof 2.3m and be 5.1m to the ridge.

1) Impact upon neighbouring properties

   The proposed development is not considered to have any addition adverse effects upon neighbouring properties over the previously approved double garage. There would be an increase in the amount of development along the boundary with Meachen Court, but the proposed development would be single storey and have a hipped roof, and Meachen Court is set back from the boundary.

2) Impact upon the character of the streetscene

   The proposed development is not considered to have any adverse effect upon the character of the streetscene. It would be set back from the road frontage (designated as a green route) and would be partially obscured from the roadside.

3) Impact upon highway safety

   Provided that the garage remains as a garage use and that garage/turning space is retained, the highways department have no objection to the proposal.

**Approval:** ✓ **Refusal:**

Phone (0118) 974 6492

Date: ~~17 October, 2000~~ 02/01/2001

Your Ref:

My Ref: Natalie Brown

Mrs M Robertson
47 Proctors Road
Wokingham
Berkshire
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
DX: 33506 – Wokingham


Dear Councillor

Application Number: F/2000/2482
Site address: 21a Rectory Road, Wokingham.
Proposal: **Proposed erection of double garage with workshop**

I write to inform that the above mentioned application has been recommended for

APPROVAL: ☑ REFUSAL: ☐ under delegated powers

If you have any questions please contact Natalie Brown on 974 6292. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 11/01/2001

Yours faithfully

John Mitchell
Development Control Manager

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**LISTING FORM**

Case officer: Natalie Brown Application Number: F/2000/2482
Site: 21a Rectory Road, Wokingham, Berkshire
Proposal: **Proposed erection of double garage with workshop**

Transfer Yes: ☐ No: ☐
Reason for transfer

_____

_____

Signed: _____ Date: _____

Tel: (0118) 974 6492

Date: 20/01/2001

My ref: F/2000/2482

**CONFIDENTIAL**

Mr P J Edwards
30 Mays Road
Wokingham
Berkshire
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/2000/2482**
**Site: 21a Rectory Road, Wokingham.**
**Proposal: Proposed erection of double garage with workshop**

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

If you have any questions please do not hesitate to contact Natalie Brown on 974 6492 If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6492

Date: 02/01/2001

My ref: F/2000/2482

**CONFIDENTIAL**

Mr I J Brown
12 Paice Green
Wokingham
Berkshire
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
DX: 33506 – Wokingham


Dear Councillor

**Application Number: F/2000/2482**
**Site: 21a Rectory Road, Wokingham.**
**Proposal: Proposed erection of double garage with workshop**

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

If you have any questions please do not hesitate to contact Natalie Brown on 974 6492 If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| Start date: | 02 OCT 2000 |
|---|---|
| Officer: NAB | Application No. F 2000/2482 |

Map No. 25B Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(E) Proposed erection of double garage with workshop

Location: 21A Rectory Road

Parish: Wokingham Ward: Norreys

Applicant: Mr + Mrs Miller

Fee (3) Received 95.00 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 ..... 16.10.2000 ..... 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 (BABTIE) .....
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 .....

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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+ 13, 15 Osborne Road .....
..... 30, 32a, 21, ~~21a~~, 23, 25, 28 Rectory Road .....
..... 1-46 Meachen Court, Palmer School Road .....
..... 1-7 Charlecombe House, Rectory Road .....
File .....
Part 1 .....
Woodley .....
Parish Cons. Only .....
.....

**TO:** **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 8th November 2000

Location: 21A Rectory Road, Wokingham

Proposal: Erection of double garage with workshop.

Application Number: F/2000/2482

In response to your consultation dated 17th October 2000 for the above application, the arboricultural comments are as follows:

I have no objection to planning permission being granted.

The proposals should not adversely effect trees or the surrounding landscape.

Neil Etherington
Senior Arboriculturist

FROM: Natalie Brown

DATE: 17 October 2000

**Neil Etherington CONSULTATION SHEET**

**Application Number:** F/2000/2482

**Proposal: Proposed erection of double garage with workshop**

**Site Address:** 21A Rectory Road Wokingham

18 OCT 2000

**Applicant:** Mr & Mrs Miller

Your observations are required in respect of this application by 7 days.

---

Reply by
1/11/00.

PLANNING SERVICES | RPT
POL | TLS
DC | ENF
GP
CS
COPIES TO: | ACK:
FILE:

# WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

**Case officer:** Natalie Brown

**Application Number:** F/2000/2482

**Proposal:** Proposed erection of double garage with workshop

**Site Address**: 21a Rectory Road, Wokingham

**Applicant:** Mr & Mrs Miller

Your observations are required in respect of this application by **06/11/2000**

---

**No objection**

**SIGNED:** _____ **DATE:** 01/11/00

**CLERK TO Wokingham Town Council**

## HIGHWAYS CONSULTATION SHEET

**Date:** 17 October 2000

**From: Natalie Brown**

**Application Number:F/2000/2482**

**Proposal: Proposed erection of double garage with workshop**

**Parish: Wokingham**

**Site Address: 21a Rectory Road Wokingham**

**Applicant: Mr & Mrs Miller**

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

Tick below as applicable;

☐ Recommend refusal for the reasons stated below;

☑ Recommend approval but with conditions and reasons stated below;

☐ Recommend approval with no conditions or reasons

C049, R049.
C138, R138.

Signed: _____ Print name: ADAM COFFINS

Date: 20/10/00.

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

02.OCT.2000* 2482

SK/JAG/1547

29th September 2000

Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

F.A.O. Mrs B Polnik

Dear Madam,

**GARAGE – 21A RECTORY ROAD, WOKINGHAM**

Further to our telephone conversation, we are enclosing a full Planning application for alterations to the garage approved under Planning application no. F/2000/1037. Our clients have asked us to modify the original proposal to incorporate a workshop in the middle.

The following documents are enclosed:

- 6 copies of application forms
- Certificate A
- 6 copies of drawing nos. 1547/1B, 2 and 3
- Deposit cheque in the sum of £95

Should you have any queries regarding the above, please do not hesitate to contact us.

Yours faithfully,

S. Kalik.

Enc:

c.c. Mr & Mrs Miller

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

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

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

ANDREWS KALIK ASSOCIATES
REGISTERED IN ENGLAND
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

1789/a

# SECTION 66 CERTIFICATE

Application No.

02.OCT.2000*

**Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.**

## 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.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

**OR**

## 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 |
|---|---|---|
| | | |

+ See Note (a) to Certificate A

**OR**

## 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 |
|---|---|---|
| | | |

(b) Insert description of steps taken.

- 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) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

(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).

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.

- 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) . . . . . .

**OR**

(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**

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

### Agricultural Holdings Certificate

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

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- None of the land to which the application relates is, or is part of, an agricultural holding.

**OR**

- I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

| Tenant's name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| | | |

Signed . . . . . .

On behalf of ANDREWS KARK ASSOCIATES

Date 29/09/2000

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

1933

ADDRESS 21A RECTORY ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 34111 | SUNDIAL PROPS. | DET. HOUSE & GARAGE | 8-9-89 | REF |
| 34413 | W/DR. | | | |
| 36507/8 | " | " | 24.10.90 | REF |
| 36628 | MRS. E. THORNE | 2 FLATS | 24.10.90 | REF |
| 37746 | LUFF | DET. HOUSE & GARAGE | 5.7.91 | REF |
| 39869 | EASTHEATH PROPS. | BUNGALOW | 29.9.92 | REF |
| 44924 | DRS FIRTH, McCALL & PARTNERS | DOCTORS' SURGERY | 24.11.95 | REF |
| 96/64101/E | MR. ALEKSIR | BUNGALOW & GARAGE | 28.11.96 | CIA |
| 97/66107/E | " | " | 19.9.97 | CIA |
| 1997/6597/A | " | " | 14.11.97 | APP |
| 99/69049/F | K. Breadmore, Andrews Kelik Assoc. | Erect Det Dwelling + Garage | | |
| F/2000/1037 | " | " | 6.7.00 | APP |

MINISTRY DECISION 36507/8 & 37746 - APPEALS DISMISSED - 10.1.92

SPECIAL ORDERS 69049 - APPEAL DISMISSED - 19/7/99

1769a

# WOKINGHAM DISTRICT COUNCIL
# PLANNING APPLICATION

PART 1

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

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

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

**FOR OFFICE USE ONLY**

02.OCT.2000* 2482

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | MR + MRS MILLER |
| | ADDRESS | 21a RECTORY ROAD<br>WOKINGHAM |
| | POST CODE | RG40 1DH PHONE |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | ANDREWS MALIK ASSOCIATES |
| | ADDRESS | THE STUDIO 101 LONDON ROAD<br>READING |
| | POST CODE | RG1 5BY PHONE 0118 9507700 |
| 3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE. | SITE LOCATION | 21a RECTORY ROAD<br>WOKINGHAM |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | ERECTON OF DOUBLE GARAGE WITH WORKSHOP |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 0.10 ha |
| 6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee | OWNERSHIP | OWNER |
| 7. List all the plans and drawings submitted with the application | PLANS/DRAWINGS | 1547 / 16, 2 & 3 |

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

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

RESIDENTIAL

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

FACING BRICK AND TILES TO MATCH EXISTING TO L.A. APPROVAL

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

EXISTING FENCES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING DRAINAGE

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system ~~YES~~ N/A

If no, please give details

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

AS EXISTING

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

YES

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

N/A

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

* STATE No. OF HABITABLE ROOMS

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

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

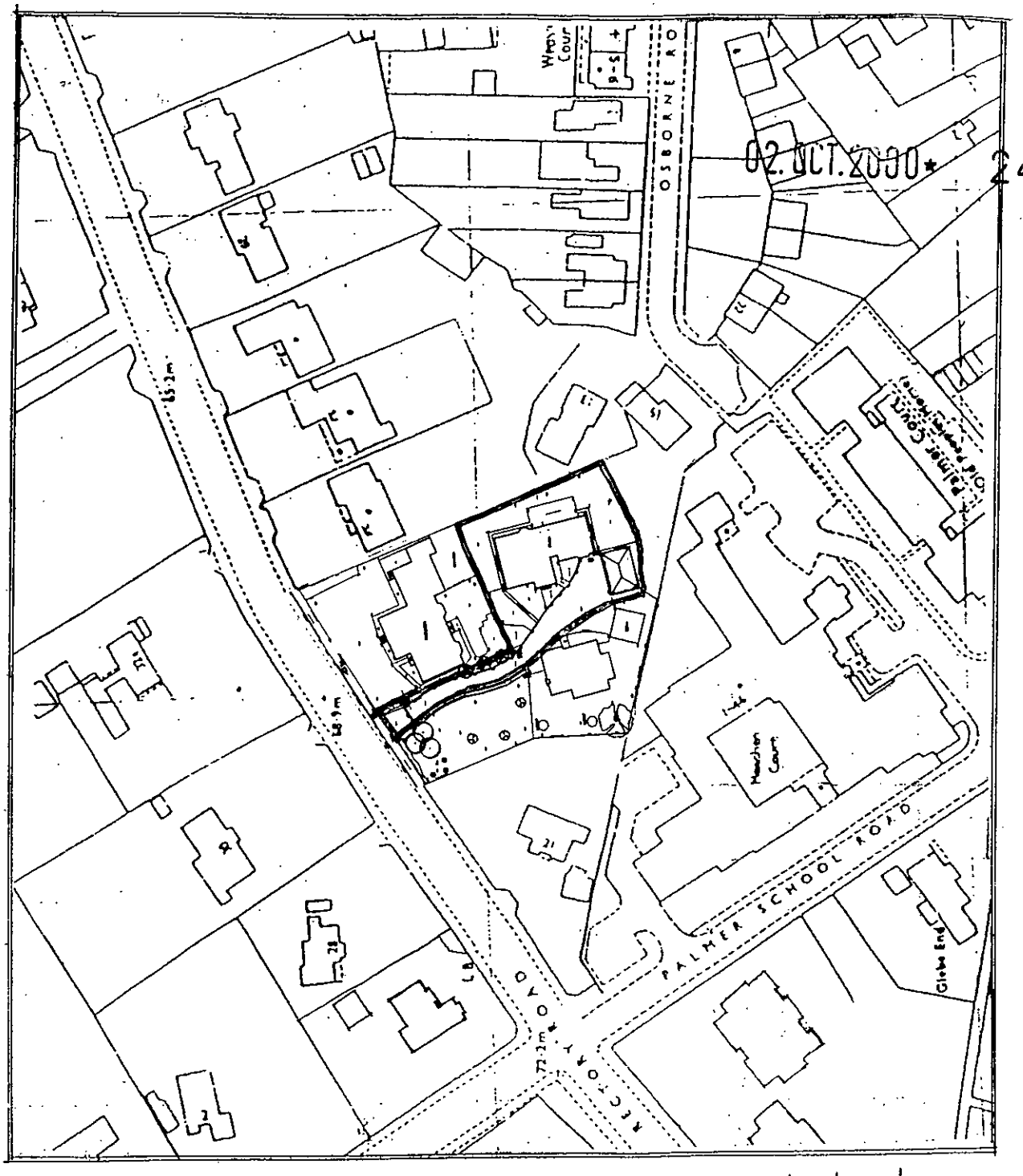
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£ 95.00

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

SIGNED [signature] ON BEHALF OF MR MILLER DATE 29/09/2000

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




02.OCT.2000* 2482

# Location Plan

APPROVED

| letter | date | revision |
|---|---|---|
| | | |

job **NEW GARAGE**
**21a Rectory Road**
**WOKINGHAM**

client
**Mr & Mrs. Miller**

drawing
**LOCATION PLAN**

scale 1:1250

date Sept. 2000

1547/3

ANDREWS KALIK ASSOCIATES
Chartered Architects
READING BERKSHIRE
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