APPLICATION NO:
F/2002/8075

LOCATION:
High Ground Jubilee Road, Finchampstead Wokingham.

APPLICANT:
Mr A Gent C/O The AED Practice Ltd

PROPOSAL:
Proposed erection of replacement triple garage and new stables.

EARLIEST DATE FOR DECISION. **27/12/2002**

APPLICATION WILL HAVE EXPIRED ON 21/01/2003

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Gent
C/O The AED Practice Ltd
No 2 The Courtyard
Denmark Street
Wokingham
Berks
RG40 2AZ

Application Number: F/2002/8075

Parish: **FINCHAMPSTEAD**

Location: **High Ground, Jubilee Road, Finchampstead, Wokingham.**

Proposal: **Proposed erection of replacement triple garage and new stables.**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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.

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.

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 Policies C2 and C8.
South East Area Local Plan Policies STV2 and SC3.
Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1, WCC4 and WLL2.

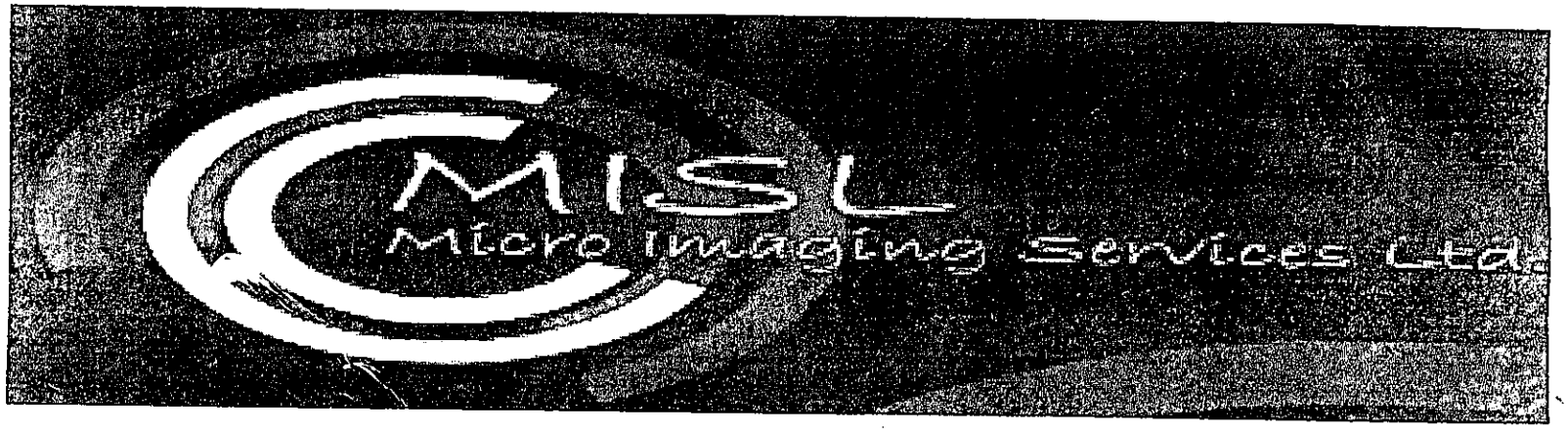
T. G Watson

Trevor Watson
Development Control Manager
Date: 20/01/2003

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.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER NAB

SITE DETAILS

PLANNING APPLICATION NUMBER	P/2002/8075
BUILDING CONTROL NUMBER.	FP/2003/4547
APPLICANT/AGENT	The AGD Practice
ADDRESS OF SITE	High Ground Jubilee Road Gnchampstead.
DESCRIPTION OF PROPOSED WORK	Creation of replacement triple garage and new stables

Brian

DRAWING NUMBERS	BC	DC
BLOCK PLAN	9A221/01	9A221/01
ELEVATIONS	9A221.07A	9A221/07
FLOOR PLANS	9A221.07A	9A221/07

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/01/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	NONE	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	27/8/03	

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/2002/8075

Applicant : Mr A Gent C/O The AED Practice Ltd.

Location : High Ground, Jubilee Road, Finchampstead, Wokingham.

Proposal : Proposed erection of replacement triple garage and new stables.

Site Notice Displayed ? :

YES	NO	DATE
	✓	10/1

Sv afto SN exp

Date of Neighbour Notifications : .....

Date of Site Visit : 10/1/03

Date Registered : 26/11/2002

Earliest Date for Decision : 27/12/2002

Latest Consultation Date/Site Notice Expiry Date : 27/12/2002

This application will have expired on: 21/01/2003. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

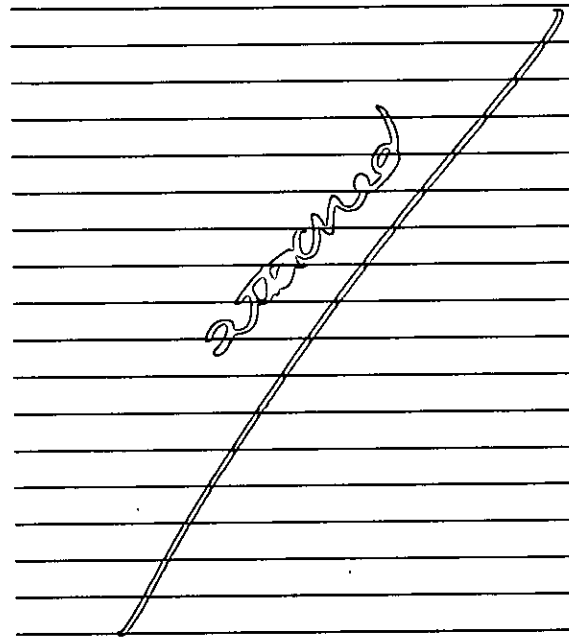
Consultation Responses :
Parish Council - no objection
Landscape + Trees - comments - see file
Highways - rec. approval with retention of garaging condition
Blackwater Valley Countryside Service - no objection.

Planning Issues :

countryside
AGLV

Application Number: F/2002/8075

Appraisal :



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

Application Number F/2002/8075
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: High Ground Jubilee Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/8075

OFFICER: Natalie Brown

DATE OF SITE VISIT: 10/1

1 SITE/STATUTORY NOTICE DISPLAYED ? NO.

2. DESCRIPTION OF SURROUNDINGS

Rural

3. DESCRIPTION OF SITE/BUILDING

Higher level than adj road.
Some hedge screening
There has been new planting along boundary with road.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached

5. SITE CONSTRAINTS

TREES See above

ACCESS/PARKING Off Of Jubilee road

LEVELS

BOUNDARY TREATMENT

OTHERS

Previous garage refusal on site
House approved on site

Application Number: F/2002/8075 – High Ground, Jubilee Road

Appraisal:

Development
Proposed erection of detached triple garage with one stable and tack room.

It would be 13m in length and 6.5m in width. It would be 5.3m to the ridge and match the style of the dwelling approved under application F/2002/7956.

Planning History
This application follows the refusal of application F/2002/5610 for a detached stable/garage block. This was refused on grounds that by virtue of its height, size, scale and massing, it would create a dominant feature, to the detriment of the rural character of the area.

There have also been applications for replacement dwellings on the site. The most recent approval is application F/2002/7956.

Relevant Policies:
The site is located within rural area designated as an Area of Special Landscape Importance.

BSP: C2, C8
SEALP: STV2, SC3
WDLP (as proposed to be modified): WOS3, WCC1, WCC4, WLL2

1) Impact upon neighbouring properties
   The proposed development would be set away from neighbouring properties, and would face Jubilee Road. It is therefore considered that there would be no adverse impacts.

2) Impact upon the character of the area
   The Senior Arboricultural Officer raises no objection to the development in relation to trees and landscape features.

   Compared to the previously refused application, the garage block as been reduced in size (was previously L-shaped and 15.5m in length along the road frontage and extending15m in length into the site. The refused scheme was 6.4m to the ridge). The garage/stable block has also been re-sited compared to the previously refused scheme, and is now located a further 0.6m into the site. Whilst the garage is in a similar position to the refused garage, it is not as long (reduced in length along the road by 2.5m), has a lower ridge height (reduced by 1m), and overall is less bulky and therefore has less massing impact.

The site is higher than the adjacent jubilee road level. During the site visit, it was noted that extra planting has been undertaken along this boundary. The garage block would also be set away from the boundary by 5m. It is therefore considered that the proposed garage block is acceptable. Materials to be agreed by condition.

3) Impact upon highway safety (parking provision)
The Highway Officer would have no objection to the proposed development subject to a condition relating to the garage space being retained.

Approval: ✓ ~~**Refusal:**~~

Conditions for F/2002/8075:

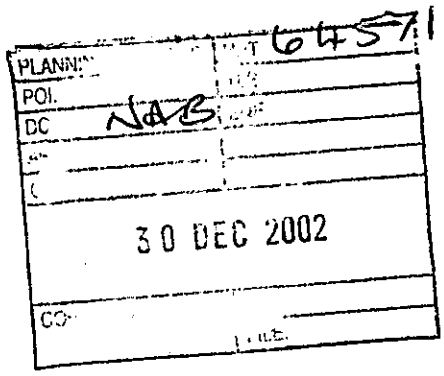
Std Cond	Std Reas	
C001	R001	Full Permission, 5 Years
C012	R012	Materials to be agreed
C049	R049	Garaging to be retained

Informatives

1. N16
   BSP: C2, C8
   SEALP: STV2, SC3
   WDLP (as proposed to be modified): WOS3, WCC1, WCC4, WLL2

TGWilson 20/1/03

N Brown
Planning Dept
Wokingham Unitary
Shute End
Wokingham
RG40 1WR



Blackwater Valley Countryside Service
Ash Lock Cottage
Government Road
Aldershot
Hampshire GU11 2PS
Tel: 01252 331353
Fax: 01252 331354

24 December 2002

Dear Ms Brown,

RE: F/2002/8075 High Ground, Finchampstead

Thank you for consulting Blackwater Valley Countryside on this application. The application does fall within the area we regard as the Blackwater Valley strategy area.

The proposal is for ancillary buildings to an already existing domestic property, as these will not have significant deleterious impact upon the landscape of the Blackwater Valley I have no objection.

Yours,

Steve Bailey
Manager

Blackwater Valley
Countryside Service

The Blackwater Valley Countryside Service gratefully acknowledges the sponsorship by: Hampshire County Council, Surrey County Council; the District, Borough and Town Councils of Blackwater & Hawley, Bracknell Forest, Farnham, Guildford, Hart, Rushmoor, Sandhurst, Surrey Heath, Waverley, Wokingham and Yateley.

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 03 December 2002

Application Number: F/2002/8075

Proposal: Proposed erection of replacement triple garage and new stables.

Parish: FINCHAMPSTEAD PARISH

Site Address:
High Ground, Jubilee Road, Finchampstead, Wokingham.

Applicant:
Mr A Gent C/O The AED Practice Ltd.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

C049, R049

Signed: _____ **Print name:** AZ 19/12/02

FROM: Natalie Brown

DATE: 03 December 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/8075

Proposal: Proposed erection of replacement triple garage and new stables.

Site Address: High Ground, Jubilee Road, Finchampstead, Wokingham.

Applicant: Mr A Gent C/O The AED Practice Ltd.

Your observations are required in respect of this application **by 27/12/2002**.

PLANNING SERVICES	HPT
DC	TLS
	ENF
CS	

06 DEC 2002

No objections.

SIGNED: C.S. Clay DATE: 5-12-02

Clerk To Finchampstead Parish/Town Council.

To:
Landscape and Trees

From: Natalie Brown

Date: 03 December 2002 05 DEC 2002

Application Number: F/2002/8075

Proposal: Proposed erection of replacement triple garage and new stables..

Site Address:
High Ground, Jubilee Road, Finchampstead, Wokingham.

Applicant:
Mr A Gent C/O The AED Practice Ltd.

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

The proposals are acceptable in relation to trees and landscape features.

If the Holly tree to the south west of the garage is to be retained it will be essential not to alter soil levels within 4m of its trunk. This may require that the driveway is constructed above the existing soil level using a geo grid or similar. This tree is not particularly large and if it was lost it would not adversely effect the amenity of the surrounding area.

Ned Etherington
6/12/02

Application Number : F/2002/8075	**Map No :** 106
Case Officer : NAB	**Site Area :** 0·39
Valid Date : 26.11.02.	**Received Date: 26/11/2002**

Level : Delegated Application

Description : Proposed erection of replacement triple garage and new stables.

Location : High Ground, Jubilee Road, Finchampstead, Wokingham.

Parish : FI **Ward : FIS** 3.12.02 B

Applicant : Mr A Gent C/O The AED Practice Ltd.

Fee Required: £0 **Fee Received: £0** Resubmission

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 3.12.02 B

Building Control

Heritage (Harold Sanders) ✓

Landscape Area of Special L/S importance

Trees

Environmental Health Stables ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

CPRE ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency Stables ✓

Railtrack

Police Arch Officer ✓

Blackwater Valley Countryside Service

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

Ashlock Cottage
Government Road
Aldershot.
Hants.
GU11 2PS.

OTHERS

(Rural Area Countryside)

NEIGHBOURS

S/N + See map

+ C.e.S. Parnell, The manor Farm, Longwater Rd Finchampstead RG11 3SE ✓

+ Alan Taylor & Associates Ltd, Carriage Drive House 235 Richmond Rd, Kingston upon Thames Surrey KT2 5DH

+ Sites inside red line.

See /7956 for pre-apps

Organisation_Name	Building_Name	address1	Postcode
	EAST COURT FARM		RG40 3SD
	EAST COURT		RG40 3SD
	HIGH GROUND		RG40 3SE
MANOR FARM			RG40 3SE
	TALLIUS		RG40 3SE
	BURLINGTON MANOR		RG40 3SD

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

Tel: (0118) 974 6492

Date: 03 December 2002

My ref: F/2002/8075

WOKINGHAM UNITARY
Aiming for Excellence

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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/2002/8075
High Ground, Jubilee Road, Finchampstead, Wokingham.
Proposed erection of replacement triple garage and new stables.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2002/8075**
High Ground, Jubilee Road, Finchampstead, Wokingham.
Proposed erection of replacement triple garage and new stables.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor G Cockroft

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

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

Tel: (0118) 974 6492

Date: 03 December 2002

My ref: F/2002/8075

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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/2002/8075
High Ground, Jubilee Road, Finchampstead, Wokingham.
Proposed erection of replacement triple garage and new stables.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/8075**
High Ground, Jubilee Road, Finchampstead, Wokingham.
Proposed erection of replacement triple garage and new stables.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor M Long

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

Received by Wokingham District Council

Application No: F/2002/8075

Proposal:
Proposed erection of replacement triple garage and new stables.

Location:
High Ground, Jubilee Road, Finchampstead, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8075 to enable the library staff to locate the correct information.

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 27/12/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

03 December 2002

26.NOV.2002 8075

THE AED PRACTICE
2 The Courtyard, Denmark St,
Wokingham, Berks RG40 2AZ
T 0870 777 0292 F 0870 777 0293
mail@aedpractice.co.uk
www.aedpractice.co.uk

26 NOV 2002

GA221

25th November 2002

Wokingham District Council
Planning Services
PO Box no. 157
Council Offices
Shute End
Wokingham RG40 1WR

Dear Sirs

Highground, Jubilee Road, Finchampstead, Wokingham
Replacement garages and new stables for Mr and Mrs A Gent
Previous application ref: F/2002/5610
Amended Proposals

Further to our pre-application discussions with Natalie Brown of the Planning Department, enclosed is a Planning Application for the garages and stable at Highground. A previous application was refused; this application reduces the scale of the proposals both in plan and in height.

The drawings reflect the positive discussions held with Natalie Brown at the pre-application stage. If you have any queries or further observations on this Application, please contact us.

A separate application has been submitted for an amended house design.

Yours faithfully

Derek Hampshire

encs: 6 No. copies of the plans as attached drawing issue record.
Copies of forms and ownership certificate

cc: Mr A Gent

1509/ab

PLANNING APPLICATION PART 1

26.NOV.2002 C75

WOKINGHAM DISTRICT COUNCIL

26 NOV 2002

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.		YOUR NAME	MR. A. GENT.
		ADDRESS	4 WIMBUSHES
			FINCHAMPSTEAD, WOKINGHAM
		POST CODE	BERKS Tel No. —
2.	If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	THE AED PRACTICE LTD
		ADDRESS	NO. 2 THE COURTYARD
			DENMARK STREET, WOKINGHAM
		POST CODE	BERKSHIRE Tel No. 0870 777 0292
3.	On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	HIGH GROUND, JUBILEE ROAD
			FINCHAMPSTEAD, WOKINGHAM,
			BERKSHIRE
4.	Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	3951 sq.m.
5.	Give brief details of the proposal	ABOUT THE APPLICATION	TRIPLE GARAGE AND
			STABLE.
6.	What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER
7.	We need plans to be able to assess the application. Please list the plans and drawings you have submitted.	PLANS/DRAWINGS	1:25000 Location Plan ☑ 1:100 Floor Plan ☑ 1:500 Block Plan ☑ Other ☐ 1:100 Elevations ☑
8.	Does the application involve any of the following Please tick relevant boxes. If you tick OTHER, please explain on this form.	CHANGE OF USE ☐	ALTERATION or EXTENSION ☐
		CONSTRUCTION OF NEW BUILDING ☑	DEMOLITION ☐
		OTHER	

9.	What type of Planning application are you applying for ?	RESERVED MATTERS ☐	Go to Question 10.
		OUTLINE PERMISSION ☐	State relevant outline permission No. Go to Question 10.
		FULL PERMISSION ☑	Go to Question 11.
		TEMPORARY PERMISSION ☐	State period required. Go to Question 11.
		RENEWAL OF TEMPORARY PERMISSION ☐	State previous permission No. Go to Question 11.
		VARIATION/RELAXATION OF CONDITIONS ☐	State relevant application No.
			Details of conditions to be relaxed. Go to Question 11.
10.	IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.	EXTERNAL APPEARANCE ☐	SITING ☐
		MEANS OF ACCESS ☐	DESIGN ☐
			LANDSCAPING ☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

(YES) / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

SOFT RED MULTI BRICKS TO WALLS, PALE GREY FEATURES, SLATE ROOF

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

(YES) / NO

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

(YES) / ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

(YES) / NO — No changes proposed

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

~~YES~~ / (NO)

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / (NO)

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

~~YES~~ / (NO)

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	N/A
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

(YES) / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / (NO)

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 (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / (NO)

23. THE FEE ENCLOSED IS £ —

Re-application - previous reference F/2002/5610

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] THE AGD PRACTICE ON BEHALF OF MR. A. GENT DATE 8. Nov. 02

Before submitting this application check that you have answered all the relevant questions 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.

26 JAN 02 8675

DRAWING ISSUE SHEET

GA221 - Mr and Mrs A. Gent
House Redevelopment, Highground
Sheet 1

THE AED PRACTICE
2 The Courtyard, Denmark St,
Wokingham, Berks RG40 2AZ
T 0870 777 0292 F 0870 777 0293
mail@aedpractice.co.uk
www.aedpractice.co.uk

We enclose copies of the drawings listed below:

drawing title	size	drg. no.	issue												
Site Location Plan	A1	01	/		/										
Existing Site Plan	A1	02	/												
Proposed Site Plan	A1	03	/												
Proposed Plans and Elevations	A1	04	/												
Site Elevations	A2	05	/												
Stables & Garages Site Plans	A1	06			/										
Stables & Garages Plans and Elevations	A2	07			/										
Room Sizes and Floor Areas	A2	08		/											

date of issue

Day	08	12	25											
Month	11	11	11											
Year	02	02	02											

distribution	number of copies (N = negative X = issue sheet only)												
Mr and Mrs A. Gent	1	1	1										
Wokingham District Council	6		6										
Record Set	1	1	1										
Purpose of Issue	**PI**	**I**	**PI**										

De = Design PI = Planning BR = Building Regulations T = Tender Q = Quotation/Costing
C = Construction A = For approval I = Information only AS = As built M = Measurement

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM UNITARY
Aiming for Excellence

Application No.

26.NOV.2002 8675

26 NOV 2002

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.

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

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

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

on (d) .....

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(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).

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

on (d) . . . . . ●

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 . . . . . THE AGD PRACTICE LTD.

On behalf of . . . . . MR. A. GENT

Date . . . . . 8. Nov. 02

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

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM UNITARY
Aiming for Excellence

26 NOV 2002

Application No.

26. JN.2002

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(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).

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

on (d) . . . . . ●

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● 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 . . . . . THE AGO PRACTICE LTD.

On behalf of . . . . . MR. A. GENT . . . . . .

Date . . . . 8. NOV. 02 . . . . . .

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

ADDRESS HIGH GROUND JUBILEE ROAD PARISH FINCH.

PLOT No. ORD. SHEET No.

BUILDER 110/50 - SIR. C. CORFIELD GARAGE & GARDEN SHED 10.450 APP APP

Plan No. R/223/69	Applicant	Description of Development	Date of Decision	Decision C/A
SR 16523	MR. G. CLARKE	REQUIRED CONSERVATORY	9.4.81	REF. N/A
27786	"	REPL. GARAGE / 1ST FLOOR OVER	12.6.87	C/A
SRA 3689	"	" "	~~19.10.87~~ 5.11.87	~~REF~~ APP
97/65295/A	APPEAL A.R NEELY + LILAWATI NEELY	C of U Res to B1 OFFICE		R.
/2001/4293	Mr. & Mrs Gent	dem. of existing dwelling & erection of new dwelling	30.7.01	C/A.
/2002/5610	Mr & Mrs Gent.	Erect gar + stables	5.3.02	Ref
/2002/5801	Mr + Mrs Gent	Eret repl. dwell (Amend to 4293)	15.4.02	C/A
/2002/7956	Mr Gent	Erect 1 Repl. dwell		
/2002/8075	" "	Erect repl. triple gar + new stables		

APP/X0360/[illegible]/1022642,3 - E.N. Appeals on ground are allowed but Enforc. 22/10/99 notice upheld

MINISTRY DECISION 65295 - APPEAL DISMISSED - 5.3.98

SPECIAL ORDERS PO Eng - development - Mr Ainslie - 25.09.00

DRAINAGE

091074