APPLICATION NO:
F/2002/8170

LOCATION:
5 Bean Oak Road, Wokingham Berks.

APPLICANT:
Mr M Corfield C/O Welldesign

PROPOSAL:
Proposed erection of one detached dwelling and garage.

EARLIEST DATE FOR DECISION: **13/01/2003**
28 Day exp. 20/1
APPLICATION WILL HAVE EXPIRED ON:
04/02/2003

CASE OFFICER: **Natalie Brown**

APPROVED

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Corfield
C/O Welldesign
26 Lower Broadmoor Road
Crowthorne
Berks
RG45 7HD

Application Number: F/2002/8170

Parish: **WOKINGHAM**

Location: **5, Bean Oak Road, Wokingham, Berks.**

Proposal: **Proposed erection of one detached dwelling and garage.**

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. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
4. 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
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
6. The dwelling shall not be occupied until visibility splays of 2.4 metres by 2.4 metres have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Condition
7. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
8. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

Condition
9. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 7 metres measured from the carriageway edge.

Condition
10. Any gates provided shall be set back a distance of at least 5 metres from the highway boundary and shall not open towards the highway.

Condition
11. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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 safeguard the visual amenities of neighbouring properties and the locality.

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

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
6. In the interests of highway safety and convenience.

Reason
7. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
8. In the interests of highway safety and convenience.

Reason
9. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Reason
10. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

Reason
11. In the interests of visual amenity.

Reason
12. In the interests of visual amenity.

Informative
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

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:

Berkshire Structure Plan Policies EN1, LD3 and LD5.

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

Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WH1a.

Informative

3. This approval is in accordance with elevations, floor plans and site layout drawings 1-9 received by the Local Planning Authority on 10 December 2002.

T. G Watson

Trevor Watson
Development Control Manager
Date: 10/02/2003

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.

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 11 April 2003
My ref: NB/F/2002/8170

Mr M. Corfield
Coombe Cottage
Coombe Lane
Ascot
Berks
SL6 0NZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Corfield,

APPLICATION: F/2003/8170, PROPOSED ERECTION 1 DETACHED DWELLING SITE: 5 BEAN OAK ROAD, WOKINGHAM

I refer to the above planning application and brick samples submitted.

I can confirm that the Marley Mendip Granulated Brown tile is acceptable and satisfies condition 02 of the above consent.

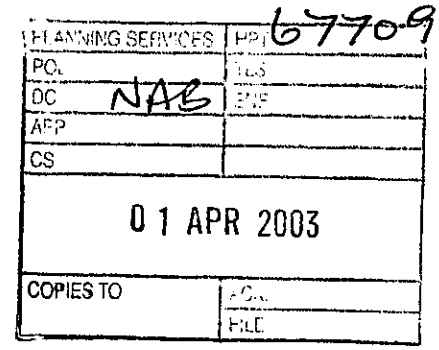
I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

NMB

Natalie Brown
Planning Officer

COOMBE COTTAGE
COOMBE LANE
ASCOT
BERKSHIRE SL5 7DQ
01344 625685



1st April 2003

Wokingham Unitary
Planning Service
Shute End
Wokingham
Berkshire

For the attention of Natalie Brown

Dear Sirs,

Re: F/2003/8170 Site 5 Bean Oak Road, Wokingham

Please find enclosed tile sample as requested for the roof area of the above property for approval.

The tile is a Marley Mendip Granulated Brown.

I trust you find this tile suitable.

Yours faithfully

Michael Corfield

COOMBE COTTAGE
COOMBE LANE
ASCOT
BERKSHIRE SL5 7DQ
01344 625685

1st April 2003

Wokingham Unitary
Planning Service
Shute End
Wokingham
Berkshire

For the attention of Natalie Brown

Dear Sirs,

Re: F/2003/8170 Site 5 Bean Oak Road, Wokingham

Please find enclosed tile sample as requested for the roof area of the above property for approval.

The tile is a Marley Mendip Granulated Brown.

I trust you find this tile suitable.

Yours faithfully

Michael Corfield

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 18 March 2003
My ref: NB/TW/F/2002/8170

Mr M. Corfield
Coombe Cottage
Coombe Lane
Ascot
Berks
SL6 0NZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Corfield,

APPLICATION: F/2003/8170, PROPOSED ERECTION 1 DETACHED DWELLING SITE: 5 BEAN OAK ROAD, WOKINGHAM

I refer to the above planning application and brick samples submitted.

I can confirm that the Ibstock bricks – Ivanhoe cream are acceptable and satisfy condition 02 of the above consent.

Please note that we require a tile sample and that the following conditions are still outstanding:

03 - details of boundary treatment
11 – landscaping details

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

TGW

Natalie Brown
Planning Officer

F/2002/8170
5 Beacon Road

Brick samples
Ibstock - Ivanhoe cream

Mike Corfield 07850 559015-
01344 625685-

SV mon 17/3/03
other properties - beige bricks.

ESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME
AGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSA
E - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PA
ESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME

To: _____

Mr / Mrs / Miss _____

Of: _____ Tel No: _____

☐ Telephoned ☐ Visited ☐ Wants to see you

☐ Please Phone ☐ Will call again ☐ URGENT

Message:

Message taken by: _____ Time: _____

Date: _____

THE REPROGRAPHICS UNIT, Unit 4 Wellers Drive, Hogwood Lane Ind. Est.
Finchampstead, Berkshire RG40 4QZ tel. (0118) 9735844 Fax (0118) 9735966
Email: reprographics@wokingham.gov.uk

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	8170	NB.
BUILDING CONTROL NUMBER.	FP 2003 / 3974	Caroline
~~APPLICANT~~/AGENT	Welldesign	
ADDRESS OF SITE	Land adj. 5 Bean Oak Rd WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	new house + garage.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	Rec'd. 28/2/03	Rec'd 10/12/02
FLOOR PLANS	— "	— "

Garage. — "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/2/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - chimney on roof removed	
DATE	6/3/03.	

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/2002/8170

Applicant : Mr M Corfield C/O Welldesign.

Location : 5, Bean Oak Road, Wokingham, Berks.
Proposal : Proposed erection of one detached dwelling and garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		3/2

Date of Neighbour Notifications : .....

Date of Site Visit : 3/2/03

Date Registered : 10/12/2002

Earliest Date for Decision : 13/01/2003

Latest Consultation Date/Site Notice Expiry Date : 13/01/2003

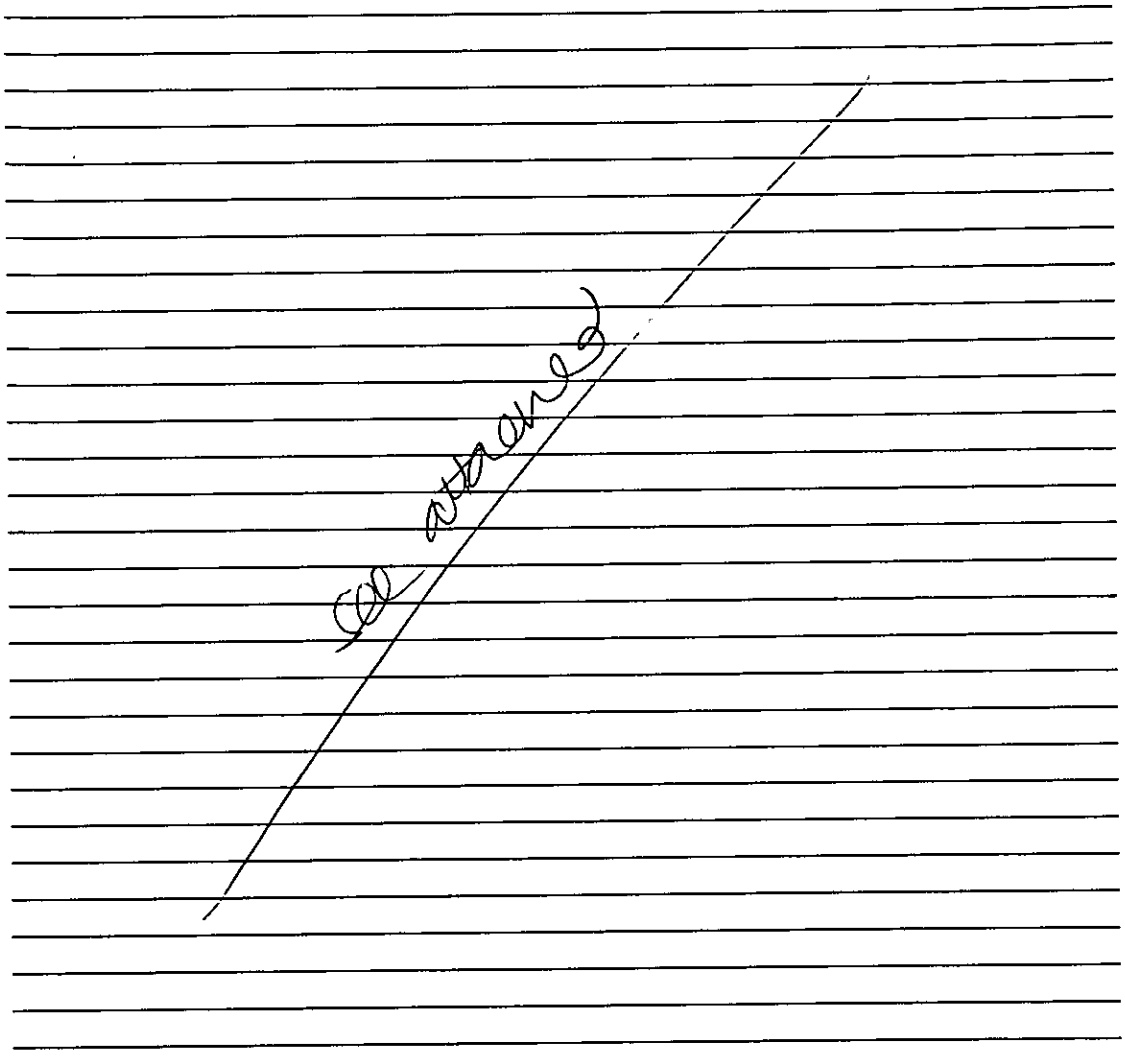
This application <u>will have expired on</u>: <u>04/02/2003.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
Highways - rec C/A
Trees - no objection provided as stated on appl form there are no trees on site.
Thames Wate - no objection
Env Health - no objection
Parish Council - no objection

Letters of rep: x1 no objections but wants to be kept informed of any changes.
x1 ticked support box
Planning Issues : x1 objection letter

Application Number: F/2002/8170

Appraisal :



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

Application Number F/2002/8170
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: 5 Bean Oak Road Wokingham Berks.

APPLICATION NUMBER: F/2002/8170

OFFICER: Natalie Brown

DATE OF SITE VISIT: 3/2

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on 'for sale/sold' board at front of site.

2. DESCRIPTION OF SURROUNDINGS

Res within settlement boundary
Corner plot.

3. DESCRIPTION OF SITE/BUILDING

Open plan at side - wide grass verge adj to pavement before 1.8m boundary, however opp corner (No 7) - 1.8m wall adj to pavement

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached. No 5 has front/rear aspect.
No 1 Charwood (semi-D). S.S side extn & s.s flat roof garage at side. Front/rear aspect but one large window in 1st floor side elev.

Charwood Rd = semi-D
Bean Oak Rd = detached

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2002/8170 – adj 5 Bean Oak Road

Appraisal:

Development
Proposed erection of one detached dwelling with detached garage.

The site is located within a residential area located within the settlement boundary of Wokingham.

Planning History
Outline approval of one detached dwelling with garage. Approved under application O/2002/7128 on 17/10/02, for siting and means of access only. The location of the garage and dwelling approved are similar to that being considered on this application. The outline application has established the principle of locating a new dwelling on the site.

Relevant Policies:
BSP: EN1, LD3, LD5
SEALP: STV1, SBE1, SBE2
WDLP: WOS2, WOS3, WBE1, WH1a

1) Impact upon neighbouring properties
As proposed garage would be along side the garage of 1 Charwood Road, it is not considered that the garage would have any adverse impacts to neighbouring properties.

Due to the siting of the siting in relation to neighbouring properties, it is not considered that there would be any adverse impacts in terms of overbearing, overshadowing and overlooking – no objections have been received on this basis).

The proposed dwelling would be 11m from the rear boundary (side boundary with No.1 Charwood Road). The main dwelling of No. 1 is in turn set away from the boundary. At this distance, it is considered that there would be no significant overlooking.

The dwelling would be inline with No. 5. It is therefore considered that there would be no issue of overbearing and overshadowing. Any overlooking would be at an oblique angle to the rear of the garden. It is therefore considered that there would be no adverse impact.

2) Impact upon the character of the area
The site is located on a corner plot between Bean Oak Road and Charwood Road. The proposed detached dwelling would front Bean Oak Road. This

would be in keeping with the character of Bean Oak Road properties, which are also detached.

The siting of the proposed dwelling are garage are such that the existing open area (which faces Charwood Road) would remain open (NB: it was noted during the site visit that No. 7 on the adjacent corner has fully enclosed its curtilage with a high wall adjacent to the pavement). It is therefore considered that there would be no adverse impact upon the character of the area. Materials to be agreed by condition.

3) Impact upon highway safety (parking provision)
The proposed development is for a 4-bedroom dwelling, and has provision for 2 off-road parking spaces (including garage space). This is in accordance with the Jan 2003 version of the WDLP which states that a 3+ bedroom unit should have 2 spaces per dwelling.

The Highway Officer has no objection to the proposed development subject to conditions relating to new access, parking and garaging.

4) Concerns of local residents
Concern has been raised that if there are not at least 2 off-road parking spaces, there will be more cars parked on Charwood Road. As in section 3) above, the development complies with Council standards.

Concern has also been raised with to enclosed the existing open area. AS in section 2) above, this is shown to be retained.

Approval: ✓ ~~**Refusal:**~~

Conditions for F/2002/8170 :

Std Cond	Std Reas	
C001	R001	Full Permission, 5 Years
C012	R012	Materials to be agreed
C017	R017	Boundary Treatment
~~C070~~	~~R070~~	~~Hours of Construction~~
C049	R049	Garaging to be retained
C122	R122	Parking & turning before occupation
C128	R128	Visibility splays for private driveway
C129	R129	Construction vehicles
C131	R131	Access before development
C140	R140	Surfacing of access **Ins:** 7 metres
C139	R139	Set back of gates **Ins:** 5 metres
C150	R150	Landscaping Details
C151	R151	Landscaping planting to be carried out

Informatives

1. N07 (access construction)
2. N16
   BSP: EN1, LD3, LD5
   SEALP: STV1, SBE1, SBE2
   WDLP: WOS2, WOS3, WBE1, WH1a
3. This approval is in accordance with elevations, floor plans and site layout drawings 1-9 received by NHA on 10/12/02

SIGNED : T G Watson

DATE: 10/2/03

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2002/8170

Proposal: Proposed erection of one detached dwelling and garage

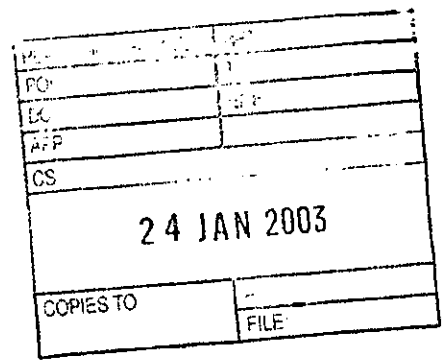
Site Address: 5 Bean Oak Road , Wokingham

Applicant: Mr M Corfield C/O Welldesign

Your observations are required in respect of this application **by 13/01/03**

At its meeting on 21 January 2003, the Planning & Transportation Committee resolved to make the following observation:

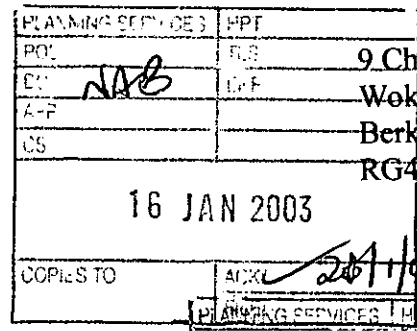
No objection

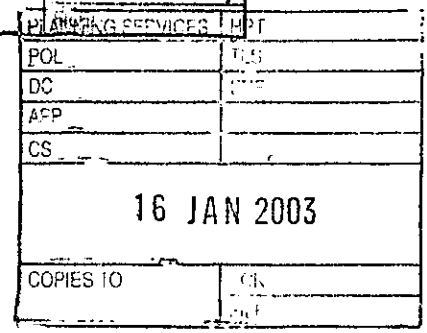


SIGNED: _____ **DATE:** 22/01/03

CLERK TO Wokingham Town Council

9 Charwood Road
Wokingham
Berkshire
RG40 1RY





Natalie Brown
Case Officer / Planning Services
Environmental Services Department
Wokingham District Council
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

14th January 2003

Ref: F/2002/8170
5 Bean Oak Road, Wokingham - 2 storey, 4 bedroomed, detached house and garage

Dear Ms Brown

With reference to the above proposed application, I would like WDC to be aware of my concerns as follows.

Unless at least two off the road parking spaces, in addition to the garage, are provided (in reality, very few residents put their cars in their garage), there are likely to be more cars parked in Charwood Road, causing a higher risk of accident, especially being at a junction.

A two storey building with it's side so near to the road will 'close in' the entrance from Bean Oak Road to Charwood Road and cut off the view of the wooded area looking from Charwood Road on to Bean Oak Road.

Thank you for taking the time to consider these points.

Yours sincerely

Mrs. Claire Jennings

Our Ref. **16062**
Your Ref. F/2002/8170
Date. 14 January 2003

64949
NAB
15 JAN 2003

FAO Natalie Brown
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
HPINDER

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

5 Bean Oak Road
Wokingham
Berks

I refer to your consultation received in this office on 23/12/2002

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

Natalie Brown

From: John Mullaney
Sent: 14 January 2003 15:58
To: Natalie Brown
Subject: 5 Bean Oak Road, WOKINGHAM, Berkshire F/2002/8170

I have no objections to the proposal but would recommend standard planning condition C070 regarding hours of construction is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

To:
LANDSCAPE AND TREES

From: Natalie Brown

Date: 23 December 2002 24 DEC 2002

Application Number: F/2002/8170

Proposal: Proposed erection of one detached dwelling and garage..

Site Address:
5, Bean Oak Road, Wokingham, Berks.

Applicant:
Mr M Corfield C/O Welldesign.

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

The applicant states that there are no trees on this site. Providing this is the case then I have no objection to the proposal. There will only be a very small garden area and therefore no real scope for planting new trees.

Ned Ethorington

8/1/03

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8170. (Case Officer:Natalie Brown)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

[illegible] 2002

✓ 10/1/03.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8170

YOUR NAME: Mrs J. SUMNER

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
4 CHARWOOD ROAD
WOKINGHAM
BERKSHIRE

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Comments:

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8170. (Case Officer:Natalie Brown)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES	
POL	TLS
DC	ENF
EPO	
CS	
02 JAN 2002	
COPIES TO	✓ 10/1/02

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

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PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
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THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8170

YOUR NAME: Mr WEBB

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
3 BEAN OAK ROAD
WOKINGHAM
BERKSHIRE

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:
I have no objections to the proposed planning application adjacent to 5, Bean Oak Road, but I would like to be kept informed of any alterations or amendments to the proposed planning application.

Yours faithfully
M J Webb

Continue over the page if more room required

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 23 December 2002

Application Number: F/2002/8170

Proposal: Proposed erection of one detached dwelling and garage.

Parish: WOKINGHAM TOWN

Site Address:
5, Bean Oak Road, Wokingham, Berks.

Applicant:
Mr M Corfield C/O Welldesign.

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:** _____

C122, R122
C049, R049
C128, R128 - Notwithstanding plans submitted.
C129, R129
C131, R131
C140, (INSERT: 7m) R140
C139, R139 (INSERT: 5m)

NOT.

Signed: _____ **Print name:** AR 23/12/02

Application Number: F/2002/8170

Case Officer : NAB

Valid Date : 10-12-02.

Map No : 6976

Site Area : 0.04

Received Date: 10/12/2002

Level : Delegated Application

Description : Proposed erection of one detached dwelling and garage.

Location : 5, Bean Oak Road, Wokingham, Berks.

Parish : WK **Ward :** Norreys. 23.12.02 TJ.

Applicant : Mr M Corfield C/O Welldesign.

Fee Required: £220 **Fee Received: £220** (2)

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 23.12.02 -B'

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees

Environmental Health (Landfill Cons. R3 risk – 250m distance) ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Thames water Drainage ✓

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

OTHERS

.....

.....

.....

.....

.....

NEIGHBOURS

.....

2 x s/N – Charwood Rd & Bean oak Rd

.....

+ See map

+ pls include all people who made comments on 7.12.8 (x4)

+ Mr & Mrs Martin, 5 Bean oak Road.

No pre-apps

Organisation_Name	Building_Name	address1	Postcode
		1CHARWOOD ROADWOKINGHAM	RG40 1RY
		2CHARWOOD ROADWOKINGHAM	RG40 1RY
		3CHARWOOD ROADWOKINGHAM	RG40 1RY
		5CHARWOOD ROADWOKINGHAM	RG40 1RY
		3BEAN OAK ROADWOKINGHAM	RG40 1RH
		5BEAN OAK ROADWOKINGHAM	RG40 1RH
		7BEAN OAK ROADWOKINGHAM	RG40 1RH
		11STAVERTON CLOSEWOKINGHAM	RG40 1RR
		12STAVERTON CLOSEWOKINGHAM	RG40 1RR
		3YARNOLD CLOSEWOKINGHAM	RG40 1SD
		4YARNOLD CLOSEWOKINGHAM	RG40 1SD

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

Tel: (0118) 974 6492

Date: 23 December 2002

My ref: F/2002/8170

WOKINGHAM UNITARY
Aiming for Excellence

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
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/8170
5, Bean Oak Road, Wokingham, Berks.
Proposed erection of one detached dwelling and garage.

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/2002/8170**
5, Bean Oak Road, Wokingham, Berks.
Proposed erection of one detached dwelling and garage.
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 Robertson

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

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

Tel: (0118) 974 6492

Date: 23 December 2002

My ref: F/2002/8170

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Edwards
30 Mays Road
Wokingham
RG40 1RW

Dear Councillor

Application Number: F/2002/8170
5, Bean Oak Road, Wokingham, Berks.
Proposed erection of one detached dwelling and garage.

I write to let you know that the above mentioned application has been received.

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Trevor Watson
Development Control Manager

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_____

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 Edwards

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

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

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

Tel: (0118) 974 6492

Date: 23 December 2002

My ref: F/2002/8170

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Brown
12 Paice Green
Wokingham
RG40 1YN

Dear Councillor

Application Number: F/2002/8170
5, Bean Oak Road, Wokingham, Berks.
Proposed erection of one detached dwelling and garage.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/8170**
5, Bean Oak Road, Wokingham, Berks.
Proposed erection of one detached dwelling and garage.
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 Brown

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

Received by Wokingham District Council

Application No: F/2002/8170

Proposal:
Proposed erection of one detached dwelling and garage.

Location:
5, Bean Oak Road, Wokingham, Berks.

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/2002/8170 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 13/01/2003. 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

23 December 2002

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

WOKINGHAM UNITARY
Aiming for Excellence

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
10 DEC 2002 8170
10 DEC 2002
8170

1.	APPLICANT'S NAME	MR M. CORFIELD
	ADDRESS	COOMBE COTTAGE, COOMBE LANE
		ASCOT, BERKS
	POST CODE	SL6 ONZ PHONE 01344 625685
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	WELLDESIGN
	ADDRESS	26 LOWER BROADMOOR ROAD
		CROWTHORNE, BERKS
	POST CODE	RG45 7HD PHONE 01344 779728
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	ADJ. 5 BEAN OAK ROAD, WOKINGHAM BERKS RG40 1RH
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		NEW DWELLING & DETACHED GARAGE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.04
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	CONTRACTED PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	6NO. COPIES ELEVS, FLOOR, BLOCK & SITE
8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?	CHANGE OF USE [ ]	REDEVELOPMENT [ ]
Tick the boxes(x)	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 Also complete Question 10
TEMPORARY PERMISSION	[ ]	State period required
RELAXATION OF CONDITIONS	[ ]	State relevant application number 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 ceased.

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.

INTERLOCKING CONCRETE TILE
BUFF COLOURED FACING BRICK

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.

1.8m HIGH CLOSE BOARDED FENCE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

NONE AT PRESENT
1 NO. VEHICULAR
1 NO. PEDESTRIAN

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 7 *	/ *	/ *
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.

£~~190~~220

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 J. Wells ON BEHALF OF MIKE CORFIELD DATE 7/12/2002

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".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

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'.

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

Application No.

16.DEC.2002 81/0

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
MR & MRS MARTIN	5 BEAN OAK ROAD WOKINGHAM	15/11/2002

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) . . . . . .

. . . . . .

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

on (d) . . . . . ●

(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 . . . . . J. Wells

On behalf of . . . . . MIKE CORFIELD . . . . .

Date . . . . . 7/12/2002 . . . . .

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

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

5 BEAN OAK ROAD

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
O/46/58			Res. Dev	8/1/59R			
O/29/59			do	13/8/59R			
O/42/65			do	29/7/65C			
O/2002/7128			Mr & Mrs Martin o/l erect of det dwell + garage.	17/10/02 C/A			
F/2002	8170		Mr. M. Conneely - erect 1 det dwelling				