APPLICATION NO:
F/2000/1194

LOCATION:
21 Fordham Way, Lower Earley Reading.

APPLICANT:
Mr R Peacock C/O The T P A Design Co Ltd

PROPOSAL:
Proposed two storey side extension to dwelling (Amendment to consent 2000/0531).

EARLIEST DATE FOR DECISION: **13/05/2000**

APPLICATION EXPIRY DATE: **05/06/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Peacock
C/O The T P A Design Co Ltd
33a St Lukes Road
Maidenhead
Berkshire
SL6 7DN

Application Number: F/2000/1194

Parish: **EARLEY**

Location: **21, Fordham Way, Lower Earley, Reading.**

Proposal: **Proposed two storey side extension to dwelling (Amendment to consent 2000/0531).**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The bathroom window in the south west elevation of the proposed development shall not at any time be glazed other than with obscure glass.

Condition
4. Before development commences a parking plan should be submitted to and approved in writing by the Local Planning Authority, showing the provision for 3 parking spaces within the curtilage of the applicant's property.

Condition
5. Before development commences, a protective fence should be erected 4m (*in circumference*) *from the tree trunk to the north of the development and should* not be removed until the development has been completed.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. In the interests of the amenities of the occupants of this property and other properties nearby.

Reason
4. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
5. In the interests of the future health and amenity value of the trees.

John Mitchell
Development Control Manager
Date: 03/07/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

TO: DEVELOPMENT CONTROL
Joss Millar

FROM: Environmental Design

DATE: 22nd June 2000

Location: 21 Fordham Way, Lower Earley Reading.

Proposal: Proposed two storey side extension to dwelling (Amendment to consent 2000/0531).

Application Number: F/2000/1194

In response to your consultation dated 2nd June 2000 for the above application, the landscape comment is as follows:

The application is acceptable and would fit with the adjacent properties, as stated in the landscape response to the original application.

Patricia Green

Patricia Green
Landscape Consultant

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

10. APR 2000* 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

DUPLICATE

1.	APPLICANT'S NAME	R. PEACOCK
	ADDRESS	Elmfield, Blakes Lane
		Hare Hatch
	POST CODE	RG10 9TA PHONE 0118 940 6044
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	The TPA Design Company Ltd
	ADDRESS	33A St Lukes Rd
		Maidenhead
	POST CODE	SL6 7DN PHONE 01628 412388
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	21 Fordham Way
		Lower Earley
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Two storey side extension to provide new garage, utility room and bedroom with en-suite bathroom.
5. *Give the area in hectares or part of a hectare*	AREA OF SITE	0.0800 ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	962/02

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 *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.

Tiles & Bricks to match existing

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 & hedges

16. HOW WILL SURFACE WATER BE DISPOSED OF?

To new soakaway

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

As existing

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

No

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	N/A	/	*	/	*	/ *
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

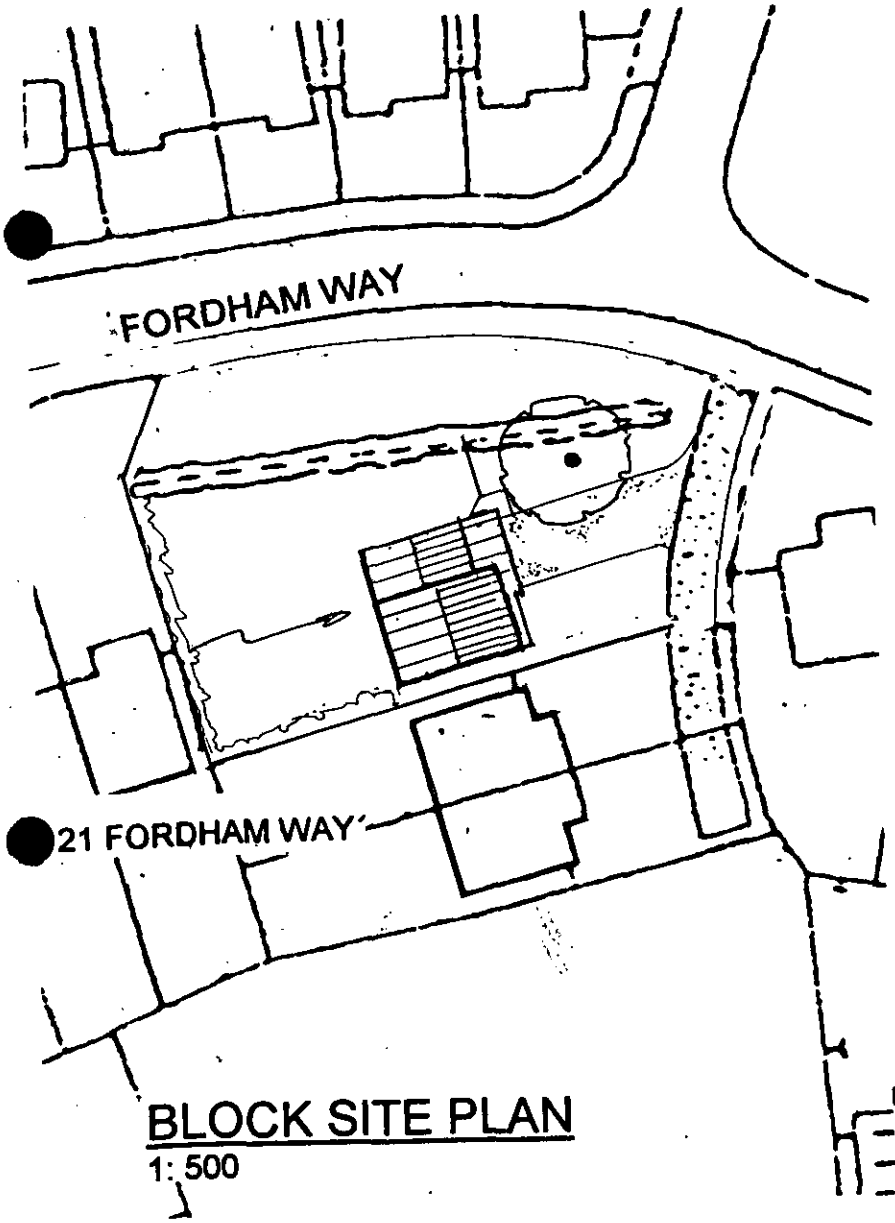
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95.00

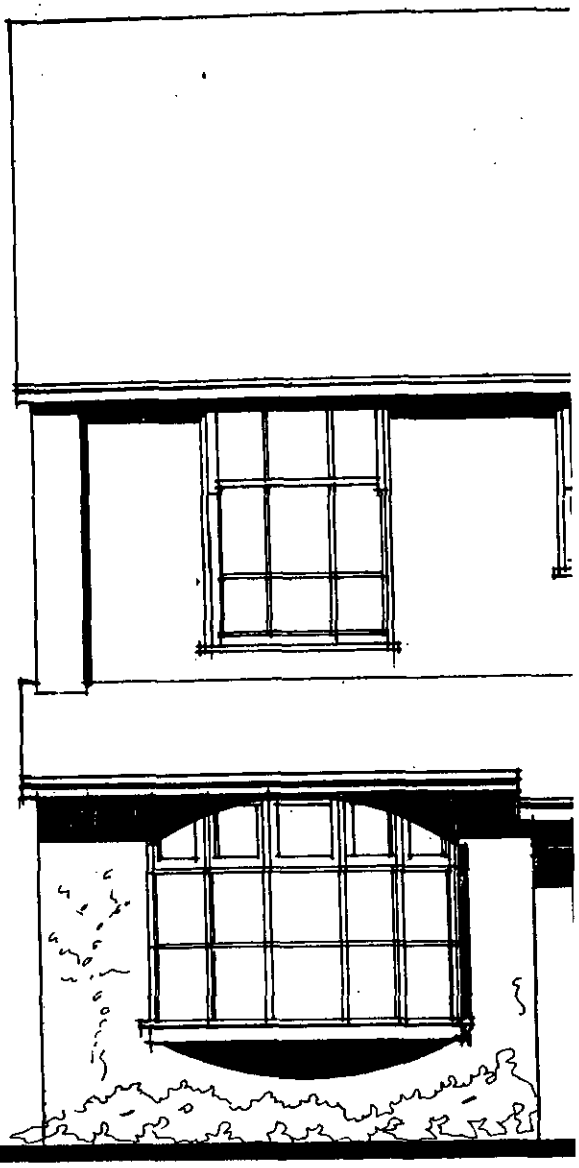
I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. *Failure to do so could result in* enforcement action being taken.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

SIGNED [signature] ON BEHALF OF R. Peacock DATE 7/04/00

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".



BLOCK SITE PLAN
1: 500



Front Elevation

Tel. 0118 974 6463 (Direct Line)

Date. 5 February 2001

My ref. JM/JM/F/2000/1194

Your ref. 962/la06

Mr T Platt
33a St Luke's Road
Maidenhead
Berkshire
SL6 7DN

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) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Mr Platt,

RE: CONDITIONS RELATING TO 21 FORDHAM WAY, EARLEY (F/2000/1194)

Thankyou for your letter which was received on 10 January 2001.

I can inform you that the details submitted relating to condition 4 for the parking layout are considered acceptable and, therefore, can be discharged.

I hope this information is of use to you. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL

Development Control Manager

By hand
9.01.01

tpa

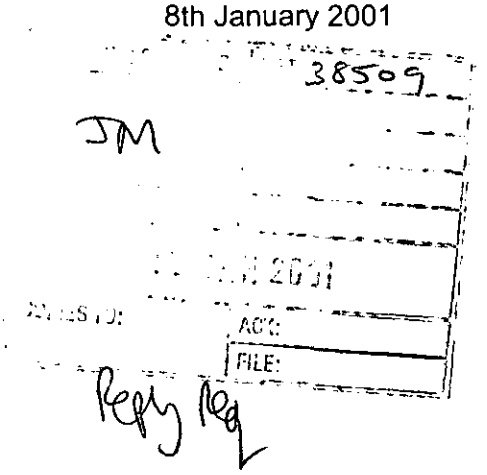
Terry Platt Architects

33A St Lukes Road Maidenhead Berks SL6 7DN

Tel.01628 412388 Fax. 01628 412390

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

962/la06
8th January 2001



For the attention of Ms Joss Miller

Dear Ms Miller,

REF : 21 Fordham Way, Lower Earley.
Planning Consent ref F/2000/1194- Approval of Condition 4

My client will be commencing work on site later this month.

In respect of condition '4' I enclose 2 copies of drawing no 962/103, which illustrates the proposed parking layout. I would be grateful for your approval of this layout.

Yours sincerely,

Terry Platt R.I.B.A M.L.I.
Director
The TPA Design Co Ltd

Tel. 0118 974 6463 (Direct Line)

Date. 14 August, 2000

My ref. JM/JM/F/2000/1194

Your ref. 962/la04

Mr T Platt
33a St Lukes Road
Maidenhead
Berkshire
SL6 7DN

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) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Mr Platt,

RE: PROPOSED MINOR AMENDMENTS TO 21 FORDHAM WAY, EARLEY

Thankyou for your letter which was received on 4 August 2000.

I can inform you that the proposed alterations to the WC and utility room and the insertion of a side door to the garage as shown on drawing referenced 962/02a can be considered as minor amendments.

I hope this information is of use to you. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL
Development Control Manager

tpa

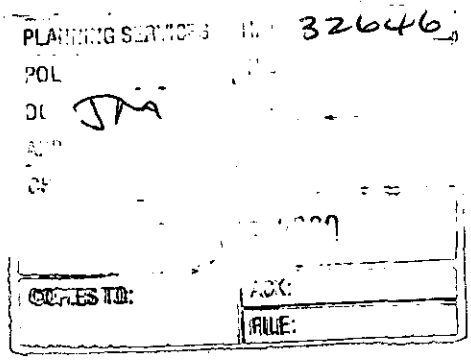
Terry Platt Architects

33A St Lukes Road Maidenhead Berks SL6 7DN

Tel.01628 412388 Fax. 01628 412390

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

962/la04
3rd August 2000



For the attention of Ms Joss Miller

Dear Ms Miller,

REF : 21 Fordham Way, Lower Earley.
Planning Consent ref F/2000/1194

My client wishes to change the position of the toilet and rear door in the ground floor utility room, and add a side door into the garage.

I enclose two copies of drawing no 962/02A illustrating these revisions. Can you please advise me if these changes can be accepted as a minor amendment to the consent.

Yours sincerely,

Terry Platt R.I.B.A M.L.I.
Director
The TPA Design Co Ltd
cc R. Peacock

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1194

Applicant : Mr R Peacock C/O The T P A Design Co Ltd.

Location : 21, Fordham Way, Lower Earley, Reading.
Proposal : Proposed two storey side extension to dwelling (Amendment to consent 2000/0531).

Site Notice Displayed ? :	YES	NO	DATE
	✓		7/5.

Date of Neighbour Notifications : 19/4

Date of Site Visit : 7/5

Date Registered : 10/04/2000

Earliest Date for Decision : 13/05/2000

Latest Consultation Date/Site Notice Expiry Date : 13/05/2000

Application Expiry Date: 05/06/2000

Consultation Responses :
Highways — Condition
Earley TC — No objection

Planning Issues :
Effect on street scene and neighbouring properties DRE1.
Identified settlement.

Application Number: F/2000/1194

Appraisal :

This application is for a two storey side extension.

Neighbours.

No 25 is the nearest property to the proposal. The extension will be 15m from the side elevation with a 1.8m fence 1m before the neighbouring property. The extension is considered to be a sufficient distance from the neighbour for any impact regarding overbearing overshadowing and privacy issues to be minimised. The proposal will be largely obscured from No 19 for any impact to be minimised. All other neighbours are a sufficient distance for any impact to be minimised.

Street scene.

The extension will be flush with the main bulk of the dwelling. (7.4m high, 8.2m deep and 3.2m wide.) However, this property is situated at the end of 3 similar houses on the corner of the cul-de-sac, and is particly obscured by trees and shrubery. The design is in keeping with that of the original house. Therefore any impact on the street scene will be minimised.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/1194
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR12	works.
3	SC20	SR24	'bathroom' 'south-west'
4.		SR06	Before development commences. a parking plan should be submitted to and approved in writing by the local planning authority, showing the provision for 3 parking spaces within the curtilage of the applicant's property.
5.		SR18	Before development commences, a protective fence should be erected 4m from the tree trunk (in circumference) to the north of the development and should not be removed until the development has been completed.

John Austin

RECORD OF SITE VISIT

SITE ADDRESS: 21 Fordham Way
Lower Earley Reading.

APPLICATION NUMBER: F/2000/1194

OFFICER: Joss Miller

DATE OF SITE VISIT: 2/5

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on tree.

2. DESCRIPTION OF SURROUNDINGS
Modern housing estate of detached & semi-detached housing.

3. DESCRIPTION OF SITE/BUILDING
Detached house of brick and tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES
19. Extn obscured in main by footprint of applicant's property.
Street scene - fence and shrubery.

5. SITE CONSTRAINTS

TREES Large one at front 6m from extn.

ACCESS/PARKING

LEVELS —

BOUNDARY TREATMENT 1.8m fence and shrubery.

OTHERS —

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1194**

21, Fordham Way, Lower Earley, Reading.

Proposed two storey side extension to dwelling (Amendment to consent 2000/0531).

Lwish ~~this application to be listed~~ should the officers recommendation be for refusal

~~and my reason(s) are~~ [illegible] (not 11-17 may)

Signed: [illegible]

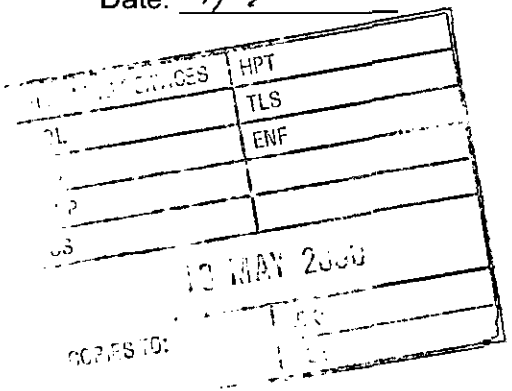
Councillor Rolls

Date: 9/5/00

[illegible]	HPT
	TLS
	ENF

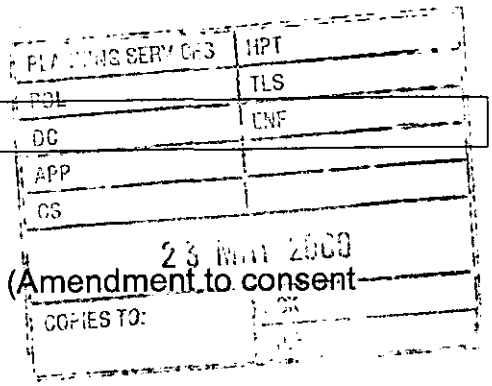
10 MAY 2000

COPIES TO:



FROM: Joss Miller

DATE: 19 April 2000



EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1194

Proposal: Proposed two storey side extension to dwelling (Amendment to consent 2000/0531)..

Site Address: 21, Fordham Way, Lower Earley, Reading.

Applicant: Mr R Peacock C/O The T P A Design Co Ltd.

Your observations are required in respect of this application **by 13/05/2000** .

NO OBJECTION

SIGNED: _____ DATE: 19 MAY 2000

Clerk To Earley Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 19 April 2000

Application Number: F/2000/1194

Proposal: Proposed two storey side extension to dwelling (Amendment to consent 2000/0531).

Site Address:
21, Fordham Way, Lower Earley, Reading.

Applicant:
Mr R Peacock C/O The T P A Design Co 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).

Sc 23 - Parking & Garaging (sc06)

Signed: N.S. Trotter **Print name:** N TROTTER

26-4-00

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

Tel: (0118) 974 6463

Date: **19 April 2000**

My ref: F/2000/1194

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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/2000/1194
21, Fordham Way, Lower Earley, Reading.
Proposed two storey side extension to dwelling (Amendment to consent 2000/0531).

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

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1194**
21, Fordham Way, Lower Earley, Reading.
Proposed two storey side extension to dwelling (Amendment to consent 2000/0531).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: (0118) 974 6463

Date: **19 April 2000**

My ref: F/2000/1194

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1194**
21, Fordham Way, Lower Earley, Reading.
Proposed two storey side extension to dwelling (Amendment to consent 2000/0531).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: (0118) 974 6463

Date: **19 April 2000**

My ref: F/2000/1194

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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/2000/1194
21, Fordham Way, Lower Earley, Reading.
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If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1194**
21, Fordham Way, Lower Earley, Reading.
Proposed two storey side extension to dwelling (Amendment to consent 2000/0531).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

Received by Wokingham District Council

Application No: F/2000/1194

PROPOSAL:
Proposed two storey side extension to dwelling (Amendment to consent 2000/0531).

LOCATION:
21, Fordham Way, Lower Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/05/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head of Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	8 APR 2000
Officer: JM	Application No. F | 2000 | 1194

Map No. 58 ... Site ...0.00...

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING (AMENDMENT TO CONSENT 2000/0531)

Location: 21 FORDHAM WAY

Parish: EARLEY Ward: Redhatch

19.4.2000

Applicant: MR PEACOCK

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

Enforcement Section (IS) 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			
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 : 19.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

No pre-apps.

NEIGHBOURS: S/N + 21, 6, 8, 10, 12, 14, 19, 15, 2, 4 + 23 fordham way

tpa
Terry Platt Architects
33A St Lukes Road Maidenhead Berks SL6 7DN
Tel.01628 412388 Fax. 01628 412390

10.APR.2000* 1194

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

962/la02
7th April 2000

For the attention of Ms Joss Miller

Dear Ms Miller,

REF 21 Fordham Way, Lower Earley.

Planning Approval (RefF/2000/0531) has recently been granted for a side extension to the above property.

During the course of the above planning application my client asked if the side extension could be extended for the full depth of the house. Your officer advised that a new application would be required.

I enclose the following documents in respect of a full planning application to construct a two-storey side extension to the above property extending for the full depth of the house:

1. Six copies of drawing No 962/02
2. Six copies of Planning Application forms 'Part 1'.
3. One copy of Certificate 'A'
4. A planning fee cheque, for the sum of £95.00.

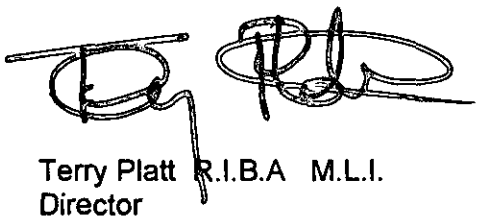
The existing garage will be demolished to allow the extension to be constructed. The driveway will be increased in width to allow one additional car to be parked on the site, giving a total of three parking spaces, as required by the district highway authority.

The extension will be 750mm longer than the recently approved extension, and will be similar to other side extensions in the neighbourhood. All materials will match those used for the existing dwelling.

cont

Please call this office if you have any queries.

Yours sincerely,



Terry Platt R.I.B.A M.L.I.
Director
The TPA Design Co Ltd

cc Mr R Peacock

ADDRESS 21 FORDHAM WAY PARISH BAILEY

PLOT No. 85 AREA PI LOWER BAILEY ORD. SHEET No. 54.7570 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18052	BRYANT	DET. HOUSE & GARAGE	25.9.82	N/A C/A
BR19463	"	"	17.11.82	APP. N/A
F/2000/0531	Mr R Peacock	2/st side extension	29.03.00	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1789/a

SECTION 66 CERTIFICATE

Application No.

10.APR.2000* 1194

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) . . . . . .

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 R. Peacock

Date 7/4/00

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

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 10.APR.2000* 1194

1.	APPLICANT'S NAME	R. PEACOCK
	ADDRESS	Elmfield, Blakes Lane
		Hare Hatch
	POST CODE	RG10 9TA PHONE 0118 940 6044
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	The TPA Design Company Ltd
	ADDRESS	33A St Lukes Rd
		Maidenhead
	POST CODE	SL6 7DN PHONE 01628 412388
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	21 Fordham Way
		Lower Earley
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Two storey side extension to provide new garage, utility room and bedroom with en-suite bathroom.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.0800ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	962/02

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 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.

Tiles & Bricks to match existing

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 & hedges

16. HOW WILL SURFACE WATER BE DISPOSED OF?

To new soakaway

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

As existing

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

No

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	N/A / *	/ *	/ *
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

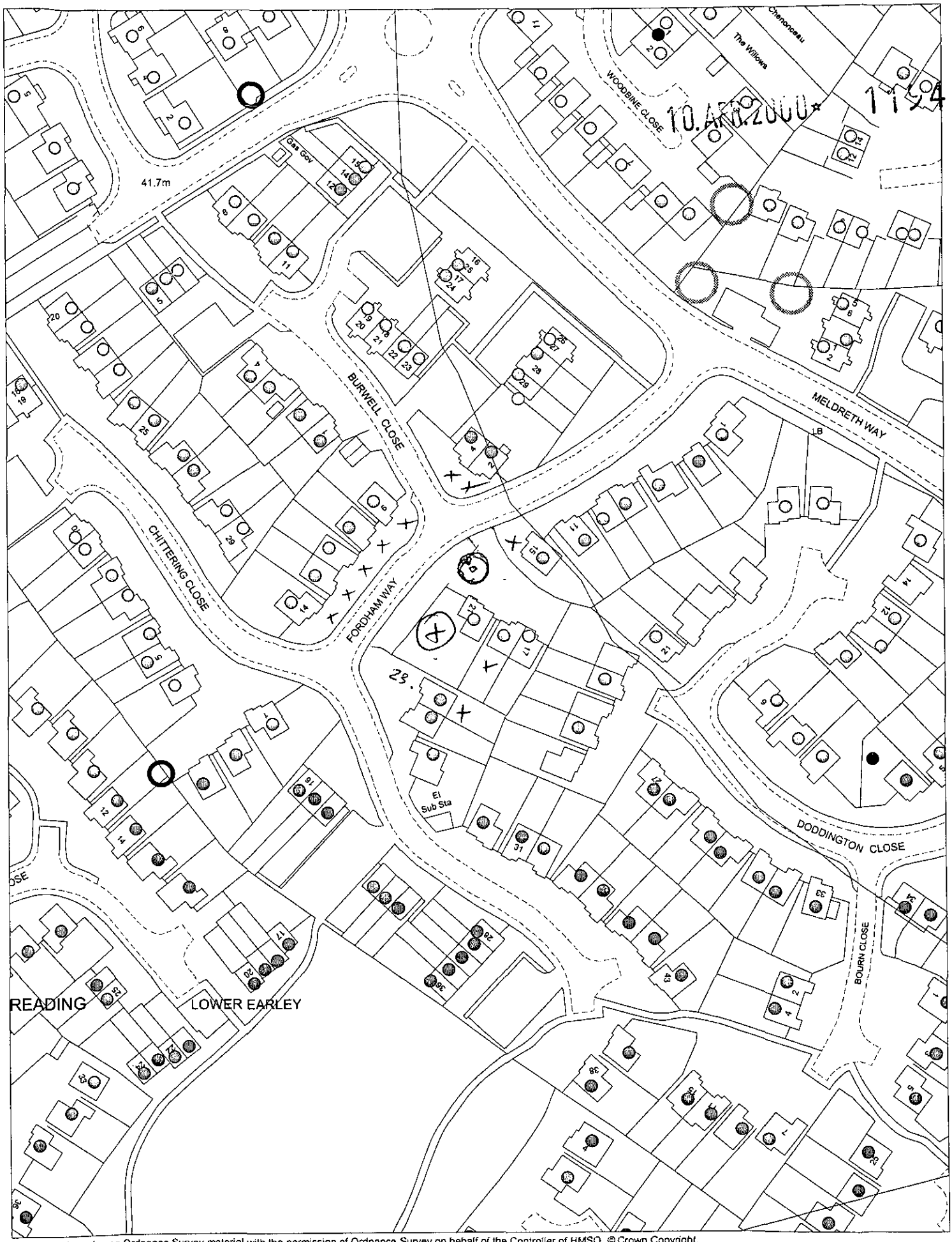
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£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 R. Peacock DATE 7/04/00

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".



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Development Control Support Section, Environmental Services, Wokingham District Council.
13 April 2000

Scale: 1 : 1250

N
W E
S