APPLICATION NO:

F/2001/3259

LOCATION:
42 Mill Lane, Earley Reading.

APPLICANT:
Mr & Mrs R J Thorne C/O Halson Mackley Partnership

PROPOSAL:
Proposed two storey rear extension to dwelling and single storey side extension.

EARLIEST DATE FOR DECISION: **26/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
26/03/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs R J Thorne
C/O Halson Mackley Partnership
4 Alexandra Road
Reading
Berkshire
RG1 5PD

Application Number: F/2001/3259

Parish: **EARLEY**

Location: **42, Mill Lane, Earley, Reading.**

Proposal: **Proposed two storey rear extension to dwelling and single storey side extension.**

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevations of the extensions hereby approved except for any which may be shown on the approved drawing(s).

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 for 3 vehicles herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
6. The extensions shall not be occupied until space has been provided within the curtilage for vehicles to turn so that they may enter and leave the site in a forward gear and this space shall thereafter be maintained at all times for this purpose.

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 residential amenities of the occupiers of neighbouring properties.

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.

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 Policy EN1.
Loddon Area Local Plan Policies LBE1 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

Informative

2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

John Mitchell

John Mitchell
Development Control Manager
Date: 12/03/2001

Notice checked by: C Hunt

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.

6
21
21

WORK SHEET FOR : George Allpress

Application Number : F/2001/3259

Applicant : Mr & Mrs R J Thorne C/O Halson Mackley Partnership.

Location : 42, Mill Lane, Earley, Reading.
Proposal : Proposed two storey rear extension to dwelling and single storey side extension.

Site Notice Displayed ? :	YES	NO	DATE
	✓		6/2

Date of Neighbour Notifications : 21/2

Date of Site Visit : 20/2

Date Registered : 29/01/2001

(1) DRAFT REAR (2) CONSULT HIGHWAYS

Earliest Date for Decision : 26/02/2001

Latest Consultation Date/Site Notice Expiry Date : 26/02/2001

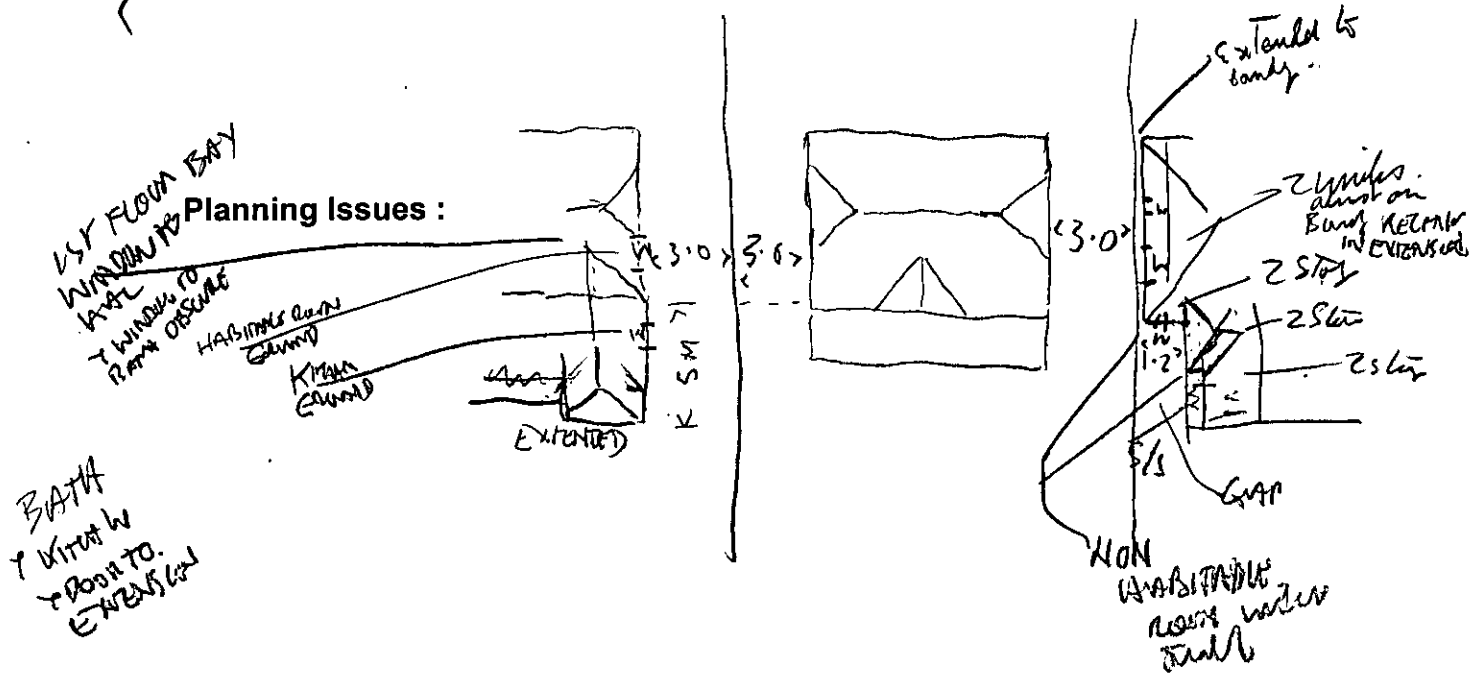
2/3/01

This application will have expired on: 26/03/2001. 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 :

18/2.58pm 1st Site Visit
Left collyced

Planning Issues :



Received by Wokingham District Council

Application No: F/2001/3259

PROPOSAL:
Proposed two storey rear extension to dwelling and single storey side extension.

LOCATION:
42, Mill Lane, 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 or Earley Town Council (see details above & below) please allow 4 days from the date of this notice 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/02/2001. 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

02 February 2001

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

Tel: 0118 974 6442

Date: **02 February 2001**

My ref: F/2001/3259

CONFIDENTIAL

Councillor Swindells
12 Culford Close
Lower Earley
RG6 3AS

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/2001/3259
42, Mill Lane, Earley, Reading.
Proposed two storey rear extension to dwelling and single storey side extension.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3259**
42, Mill Lane, Earley, Reading.
Proposed two storey rear extension to dwelling and single storey side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Swindells

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

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

Tel: 0118 974 6442

Date: **02 February 2001**

My ref: F/2001/3259

CONFIDENTIAL

Councillor Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

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/2001/3259
42, Mill Lane, Earley, Reading.
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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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3259**
42, Mill Lane, Earley, Reading.
Proposed two storey rear extension to dwelling and single storey side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Carpenter

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

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

Tel: 0118 974 6442

Date: **02 February 2001**

My ref: F/2001/3259

CONFIDENTIAL

Councillor Smith
7 Northam Close
Lower Earley
RG6 3AJ

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/2001/3259
42, Mill Lane, Earley, Reading.
Proposed two storey rear extension to dwelling and single storey side extension.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3259**
42, Mill Lane, Earley, Reading.
Proposed two storey rear extension to dwelling and single storey side extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Smith

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

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3259	GA
BUILDING CONTROL NUMBER	FP/2001/1854	Martin
APPLICANT/AGENT	Keith Hobson	
ADDRESS OF SITE	42 Mill Lane EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext + S/s gdo ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	01.1682.A3.1A	01.1682.A3.1
ELEVATIONS	A3.4A A3.3A	A3.4 A3.3
FLOOR PLANS	A3.2A	A3.2

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	24/5/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR: George Allpress

Application Number: F/2001/3259

Applicant: Mr & Mrs R J Thorne C/O Halson Mackley Partnership

Location: 42 Mill Lane, Earley, Reading.

Proposal: Proposed two storey rear extension to dwelling and single storey side extension

Site Notice Displayed? :	YES	NO	DATE
	✓yes		06/02/01

Date of Neighbour Notifications : 02/02/01

Date of Site Visit : 20/02/01

Date Registered : 29/01/2001

Earliest Date for Decision : 26/02/2001

Latest Consultation Date/Site Notice Expiry Date : 26/03/2001
02/03/01 (GA)

This application will have expired on: 26/03/2001. 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 -

Earley Town Council - no objection

At the time of writing no further comments have been received.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2000/3259

Appraisal :

The application property is a detached house with a single storey side garage built to the boundary on the north side of the property. There is a gap on the south side which measures around 3.0 metres wide. The location is characterised by houses of different scale, sizes and forms many of which have been altered or enlarged over recent years. Both adjacent properties have been substantially enlarged with deep extensions at the rear.

The property as it currently stands is a chalet style bungalow with a modest plot depth, dormer windows and a central gabled feature. The application proposes a substantial extension, but at the rear of the dwelling. The building envelope would be increased by around 6.0 metres in depth. The building's width would remain largely unchanged.

The application has been designed so as to retain as much of the original property as possible when viewed from the street. The main changes from the street scene would be the addition of a pitched roof over the existing ridge and the enclosure of the garage within the principle roof. Harm to the street scene is therefore not considered to result.

The main changes would be at the rear where the building would be extended by around 6.0 metres with what would looks like a new dwelling tacked onto the rear of the existing.

Such a substantial extension would normally have some adverse impact to neighbouring dwellings. However, both the adjacent have similarly been considerably extended at their rear. No.40 to the north with a part width two storey extension that projects by around 5.0 metres beyond the existing rear elevation of the application property, and no.44 to the south which has been extended to a similar depth likewise at two storeys. That proposed would not therefore breach normally accepted daylight angles in respect rear facing windows of the neighbouring properties.

Both adjacent houses have several windows facing the application site, however, none are principle habitable room windows. Moreover, the roof slope is designed to minimise impact to no.40 and there is a separation between property and boundary to the side facing no.44.

In conclusion no material harm to neighbour amenity.

Recommendation: Approval: ☑ Refusal: ☐
(tick appropriate box)

Application Number: F/2001/3259
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
			INSERT: .....in the side elevations of the extensions hereby approved.....
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
			INSERT .....turning space for 3 vehicles herein.....
6	C136	R137	INSERT .....extensions.....
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.
2	N07		WITHIN CURTILAGE

RECORD OF SITE VISIT

SITE ADDRESS: 42 Mill Lane, Earley, Reading.

APPLICATION NUMBER: F/2001/3259

OFFICER: George Allpress

DATE OF SITE VISIT: 20/02/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by detached houses.

3. DESCRIPTION OF SITE/BUILDING Detached single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.44 to the north, no.40 to the south - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Garage.
LEVELS	House approximately 0.5 metres above level of the road, road level at the application property with fall beyond to the north
BOUNDARY TREATMENT	Timber fencing.
OTHERS	None

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
HIGHWAYS

MEMORANDUM

FROM: Adam Coggins, Highways

MY REF: F/2001/3259

YOUR REF: F/2001/3259

TO: George Allpress, Planning
CC:

DATE: 6th February 2001

PLANNING APPLICATION F/2001/3259
PROPOSED ALTERATIONS TO DWELLING AND TWO STOREY EXTENSION
40 MEADOW ROAD, EARLEY, READING

CONDITIONAL APPROVAL

1. CO49, R049
2. C122 (INSERT: '...turning space for 3 vehicles herein...'), R122
3. C137 (INSERT: extensions), R137

Adam Coggins



Highways Officer

FROM: George Allpress

DATE: 02 February 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3259

Proposal: Proposed two storey rear extension to dwelling and single storey side extension..

Site Address: 42, Mill Lane, Earley, Reading.

Applicant: Mr & Mrs R J Thorne C/O Halson Mackley Partnership.

PLANNING SERVICES	HPT
POL	TLS
	ENF
APP	
CS	
19 FEB 2001	
COPIES TO:	ACK:
	FILE:

Your observations are required in respect of this application **by 26/02/2001** .

NO OBJECTION

SIGNED: _____ DATE: 15 FEB 2001

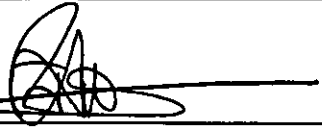
Clerk To Earley Parish/Town Council.

G+A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3259 relates.

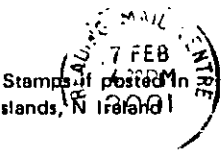
Address of site 42 MILL LANE, EARLEY, READING RG6 7JE

Signed 

Date 6/2/01

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

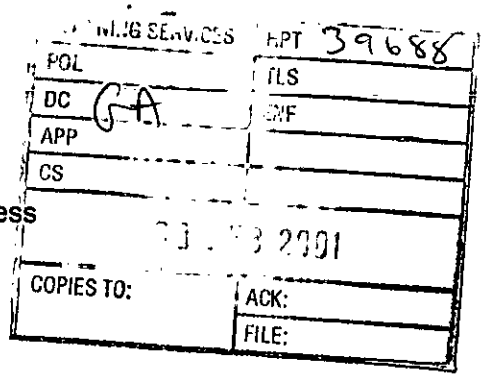


Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1

Your Ref: F/2001/3259
Our Ref: KH/SAW/1682



For the attention of George Allpress

Planning Services
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
RG40 1WR

HALSON MACKLEY PARTNERSHIP

Chartered Architect

4 Alexandra Road
Reading RG1 5PD

Tel: 0118 926 9555
Fax: 0118 926 9556

7 February 2001

Dear Sirs

Re: Alterations & Extension
At: 42 Mill Lane, Earley
For: Mr & Mrs R.J. Thorne

Further to your acknowledgement of receipt of application dated 2 February 2001, Ref: F/2001/3259, we enclose as requested six copies of our drawing indicating the floor plans as they exist.

With regard to your further letter in respect of encroachment to neighbouring properties, we confirm that this will not occur either onto, over or under.

Yours faithfully

Keith Halson
Halson Mackley Partnership

Encs:

c.c. Mr & Mrs R.J. Thorne

No Plans included

TC

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	29 JAN 2001
Officer: GA	Application No. F/2001/3259

Map No. 53 Site 010
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING AND SINGLE STOREY SIDE EXTENSION

Location: 42 MILL LANE

Parish: EARLEY Ward: L. Hungerford

Applicant: MR | MRS THORNE

Fee Received 95-00 (9) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	Existing floor plans would be useful.	2-2-01	
7	Metric scale disclaimer			
8	Encroachment letter	Encroachment	2-2-01	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....
Encroachment

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency : .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....No. p.e. apps.....
.....
.....

NEIGHBOURS:

.....Site. notice. and. see. map.....
.....
.....
.....
.....
.....
.....
.....
.....

Our Ref: KH/SAW/1682

29.JAN.2001* 3259

HALSON MACKLEY PARTNERSHIP

Chartered Architect

4 Alexandra Road
Reading RG1 5PD

Tel: 0118 926 9555
Fax: 0118 926 9556

Planning Officer
Wokingham District Council
P.O. Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

25 January 2001

Dear Sirs

Re: Alterations & Extension
At: 42 Mill Lane, Earley
For: Mr & Mrs R.J. Thorne

We enclose the following Application for permission to carry out development under the Town & Country Planning Acts:-

6 copies of Application form – Part 1
Certificate A
6 copies of Drawings Nos.
01:1682: A3:1 Location : Site Plans
A3:2 Floor Plans
A3:3 Elevations : Sheet 1 of 2
A3:4 Elevations : Sheet 2 of 2
Planning Application Fee: Cheque £95.00.

Should you require any further information prior to the completion of your report to the Planning Committee or the issuing of your decision under delegated powers, please do not hesitate to advise.

Yours faithfully

Keith Halson
Halson Mackley Partnership

Encs: As listed above

c.c. Mr & Mrs R.J. Thorne [& enclosures]

ADDRESS 42 MILL LANE PARISH ~~WOODLEY~~ Earley 1.V-16

PLOT No. Old Property ORD. SHEET No. SU.7671(53)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
155/49	M. W. Campbell	Garage	6-5-49	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1789/a

SECTION 66 CERTIFICATE

Application No.

29.JAN.2001* 3259

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:

1 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 issue 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

OR

(b) Insert description of steps taken

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

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

CERTIFICATE D

I certify that

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

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

(b) .....

.....

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

the (c) .....

on (d) .....

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 Keith Halson Halson Mackley Partnership

On behalf of Mr & Mrs R J Thorne

Date 25.01.01

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

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

29 JAN 2001 * 3259

1.	APPLICANT'S NAME	Mr & Mrs R J Thorne
	ADDRESS	40 Meadow Road Earley
		Reading Berkshire
	POST CODE	RG6 7EX PHONE
2. If the applicant has an agent all correspondence will be sent to the agent	AGENT'S NAME	Keith Halson : Halson Mackley Partnership
	ADDRESS	4 Alexandra Road
		Reading Berkshire
	POST CODE	RG1 5PD PHONE 0118 926 9555
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	42 Mill Lane Earley
		Reading Berkshire RG6 7JE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Alterations and extension to existing residence
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.1
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	see application letter

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 ?

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		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 ~~X~~
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 ~~X~~
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.
All materials to be similar to 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 boundaries

16. HOW WILL SURFACE WATER BE DISPOSED OF?
soakaways

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?
To existing system YES/NO ~~X~~
If no, please give details

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

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	/	*	/	*	/	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?
YES/NO ~~X~~
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 ~~X~~
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 Keith Halson ON BEHALF OF **Mr & Mrs R J Thorne** DATE **25.01.01**

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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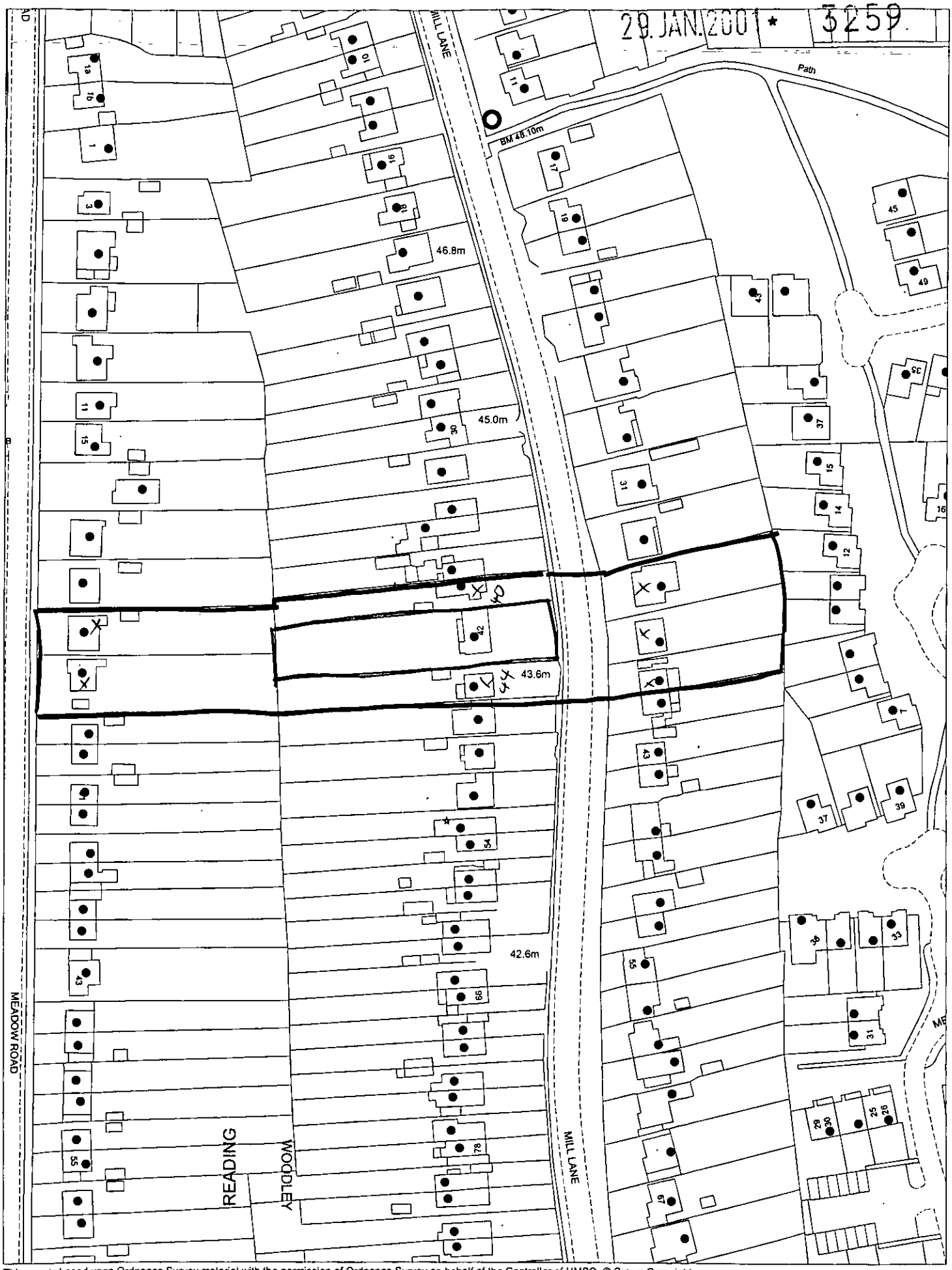

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Development Control Section, Environmental Services, Wokingham District Council.
31 January 2001 Scale: 1 : 1250

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