APPLICATION NO:
**F/2000/1531**

LOCATION:
**8, The Whitterings Copse Mead, Woodley Reading.**

APPLICANT:
**Mr & Mrs B Monon C/O Robert M Stokes Riba**

PROPOSAL:
**Proposed first floor front extension to dwelling plus front porch extension.**

EARLIEST DATE FOR DECISION: **18/06/2000**

APPLICATION EXPIRY DATE: **18/07/2000**

CASE OFFICER: **Nicola Lake**

RAILEX
Marbleboard

EASIFILE EP7

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr & Mrs B Monon**
**C/O Robert M Stokes Riba**
**Walnut Tree Studio**
**High Street**
**Streatley**
**Berkshire**
**RG8 9HY**

**Application Number: F/2000/1531**

**Parish:** **WOODLEY**

**Location:** **8, The Whitterings, Copse Mead, Woodley, Reading.**

**Proposal:** **Proposed first floor front extension to dwelling plus front porch 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 external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

**Condition**
3. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

John Mitchell
Development Control Manager
Date: 17/07/2000

**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.**

Robert M Stokes RIBA
The Property Practice
Wall Tree Studio
High Street
Streatley
West Berkshire RG8 9HY

Tel 01491 874247
Fax 01491 875575
Mobile 07932 305 542

26589

**The Property Practice**

✓ NL

03 MAR 2000

COPIES TO: FILE:

Reply Req

F/2000/1531

# Fax

**To:** Mrs O'Dell @ Wokingham Planning Department

**From:** Robert Stokes Fax 01491 875575

**Fax:** 0118 974 6484

**Pages:** 3

**Phone:**

**Date:** 2 March 2000

**Re:** 8 Copse Mead Woodley

**CC:** Client

x **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

o **Comments:**

I am instructed by my Clients, Mr. and Mrs. B Monon, to seek planning approval for alterations to their private residence at the above address.

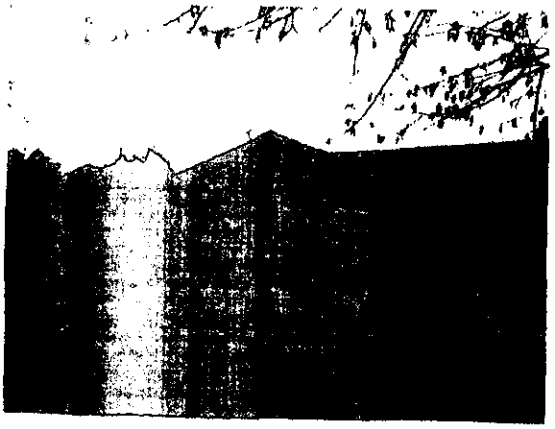
The property is a detached single family residence with accommodation on two floors. The existing First Floor level contains an existing Bedroom and Bathroom. It is planned to increase the number of bedrooms, for family use, by extending the First Floor as shown in the attached sketches

Would you lease let me know if this proposal will, in principle, be one that you can recommend for approval? Would you wish to have a meeting at your offices, or on site, before commenting? if so, please let me know and suggest a date and time convenient to yourselves.

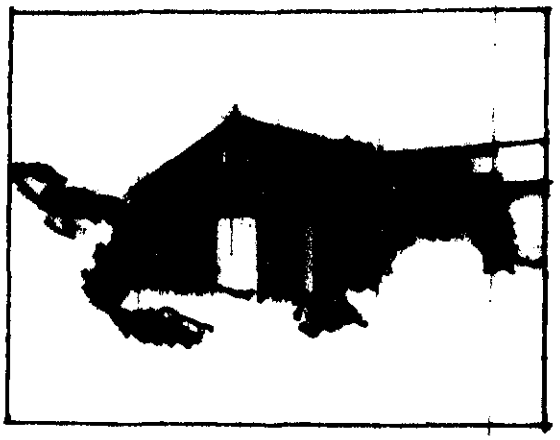
I am attaching copies of recent photographs of the property and copies of this fax and attachments will be posted to you today

RMS

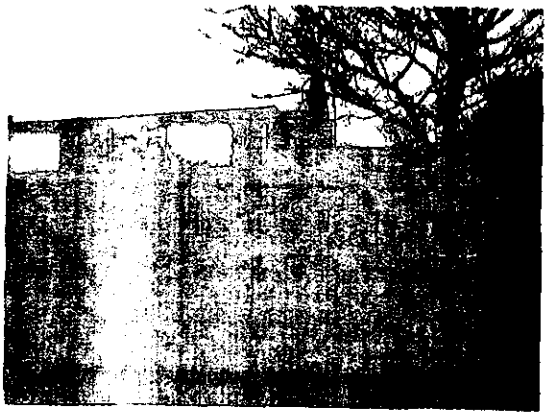
# MONON HOUSE WOODLEY
# PHOTO SURVEY PAGE 1



VIEW OF FRONT OF HOUSE AS EXISTING



VIEW OF PROPOSED FRONT ELEVATION



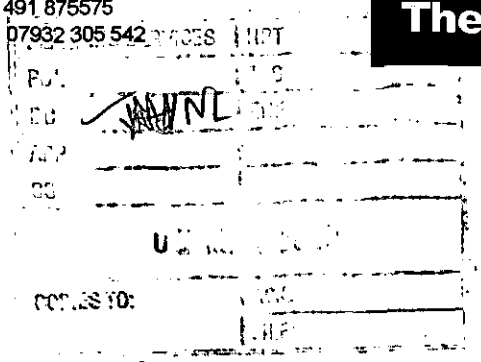
VIEW OF GARDEN SIDE OF HOUSE
AS EXISTING

ROBERT M STOKES RIBA
17 JANUARY 2000

Robert M Stokes RIBA
The Property Practice
Walnut Tree Studio
High Street
Streatley
West Berkshire RG8 9HY

Tel: 01491 874247
Fax: 01491 875575
Mobile: 07932 305 542

**The Property Practice**



# Fax

**To:** Mrs. O'Dell @ Wokingham Planning Department

**From:** Robert Stokes Fax 01491 875575

**Fax:** 0118 974 6484

**Pages:** 3

**Phone:**

**Date:** 2 March 2000

**Re:** 8 Copse Mead Woodley

**CC:** Client

x **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

● **Comments:**

I am instructed by my Clients, Mr. and Mrs. B Monon, to seek planning approval for alterations to their private residence at the above address.

The property is a detached single family residence with accommodation on two floors. The existing First Floor level contains an existing Bedroom and Bathroom. It is planned to increase the number of bedrooms, for family use, by extending the First Floor as shown in the attached sketches.

Would you lease let me know if this proposal will, in principle, be one that you can recommend for approval? Would you wish to have a meeting at your offices, or on site, before commenting? if so, please let me know and suggest a date and time convenient to yourselves.

I am attaching copies of recent photographs of the property and copies of this fax and attachments will be posted to you today.

RMS

"THE WITTERINGS" PC 323 39100008 0

ADDRESS 8 COPSE MEAD PARISH WOODLEY

PLOT No. ORD. SHEET No. SU-7674 37

BUILDER S. Paddick & Sons Ltd

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 1033/55 | S. Paddick & Sons Ltd | Outline {Residential Development | 20.2.56 | N/A. Refu |
| 275/57 | " | " " | 23.5.57 | N/A. Refu |
| 874/57 | Mr. P.C. Pantlin | Detached Bungalow | 10.12.57 | App. App |
| R/64/60 | " | Formation of Bedroom & Bathroom | 12.4.60 | App App |
| R/404/68 | Mrs. E. Pantlin | Sun Lounge | 28.11.68 | App. App |
| BR 5054 | " | GARAGE | 5.7.76 | App. N/A |
| 05031 | " | " | 26.8.76 | N/A C/A |
| | " | | | |
| 35703 | " | S/ST. HT. | 14.5.90 | C/A |
| BRA8878 | " | " DET. STORE & HT | 24.5.90 | App |
| FP97/6847 | Hicks Development Ltd. | 2 4/5 Bed Det. houses | 7.11.97 | C/A |

DATE OF COMPLETION October 1958

MINISTRY DECISION

SPECIAL ORDERS TPO 892/97

DRAINAGE

**WORK SHEET FOR :** Nicola Lake

**Application Number :** F/2000/1531

**Applicant :** Mr & Mrs B Monon C/O Robert M Stokes Riba.

**Location :** 8, The Whitterings, Copse Mead, Woodley, Reading.

**Proposal :** Proposed first floor front extension to dwelling plus front porch extension.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 15·6·2000 |

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

**Date of Site Visit :** 15.6.2000

**Date Registered : 23/05/2000**

**Earliest Date for Decision : 18/06/2000**

**Latest Consultation Date/Site Notice Expiry Date : 18/06/2000**

**Application Expiry Date: 18/07/2000**

**Consultation Responses :**
Woodley PC - no comment
Highways - no objection subject to conditions

**Planning Issues :**
Site Designation - within the identified Settlement.

1.) Impact upon the neighbouring dwellings.

2.) Impact upon the character of the street scene

**Application Number: F/2000/1531**

**Appraisal :**

1.) Impact upon the neighbouring dwellings.

The proposed development is for a first floor front extension with a front porch extension. The proposal would create two new bedrooms with a front balcony and 5 low level Dormer windows.

The proposed side facing windows would be located 7.5m from the side front boundary with No 10. The distance to the dwelling itself is 13m. There will be mainly dense landscaping between the two properties and an existing pitched roof garage.

The windows on the opposite side are 13.5m to the rear boundary of No 46, with a distance of 20.5m to the rear of No 46. The balcony will have infilled sides, with the front of the site being well screened from the road.

As such there will be no overlooking overshadowing or overbearing. Hence there will be no detrimental impact upon the amenity of the adjacent dwellings.

2.) Impact upon the Street Scene.

The dwellings along Capsewood have a wide variety of designs and heights. To the South West of the application site is a new ~~[illegible]~~ housing development which is made up of full 2/5 and chalet style dwellings. While No 4 and No 10 are both Bungalows. The proposed development is in keeping with the character of the existing dwelling and the wider area. Hence, there will be no detrimental impact upon the character of the Street Scene.

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

(tick appropriate box)

**Application Number F/2000/1531**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1 | SC01 | SR02 | |
| 2 | SC53 | SR13 | Works |
| 3 | SC23 | SR16 | Parking & Garaging |

John Mitchell
17/7/00

# RECORD OF SITE VISIT

| | |
|---|---|
| SITE ADDRESS: 8, The Whitterings Copse Mead Woodley Reading.<br><br>APPLICATION NUMBER: F/2000/1531 | OFFICER: Nicola Lake<br><br>DATE OF SITE VISIT: 15/6/2000 |

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - Front of site

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING ~~First floor front extension to create a full~~

Single Storey low ridge Bungalow

4. RELATIONSHIP TO ADJOINING PROPERTIES proposed 1st floor east will create a full first floor with balcony - with 5 side facing windows balcony is recessed. There is a mod/s prop to the near/side who has dormer windows facing the property. Check distances - No 6 is a s/s bungalow but is set further forward - 5m laurel hedge.

No 10 is very well screened by 3 5m conifers along the boundary as high as existing garage. Their garage is set at an angle to No 8's garage.

Not able to view the house - laurels and conifers continue along the boundary x check overlooking. 2/s dwelling to rear.

5. SITE CONSTRAINTS No 8 has rear facing dormers. Front of the site are high conifers

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

**Received by Wokingham District Council**

# Application No: F/2000/1531

**Proposal:**
Proposed first floor front extension to dwelling plus front porch extension.

**Location:**
8, The Whitterings, Copse Mead, Woodley, Reading.

**The application is available for inspection at Wokingham District Council's offices during the following times:**

**PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428**
**8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday**

**WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/06/2000. 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 Planning and Transportation**

**25 May 2000**

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

Tel:

Date: **25 May 2000**

My ref: F/2000/1531

**CONFIDENTIAL**

Councillor Dredge
67 Welford Road
Woodley
RG5 4QS

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/2000/1531**
**8, The Whitterings, Copse Mead, Woodley, Reading.**
**Proposed first floor front extension to dwelling plus front porch 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 **Nicola Lake** on .

Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Nicola Lake** Application Number: **F/2000/1531**
**8, The Whitterings, Copse Mead, Woodley, Reading.**
**Proposed first floor front extension to dwelling plus front porch extension.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

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

Tel:

Date: **25 May 2000**

My ref: F/2000/1531

**CONFIDENTIAL**

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF


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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*John Mitchell*

John Mitchell
Development Control Manager

---

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**8, The Whitterings, Copse Mead, Woodley, Reading.**
**Proposed first floor front extension to dwelling plus front porch extension.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lennard

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

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

Tel:

Date: **25 May 2000**

My ref: F/2000/1531

**CONFIDENTIAL**

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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

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**8, The Whitterings, Copse Mead, Woodley, Reading.**
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Yours faithfully,

*John Mitchell*

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Nicola Lake** Application Number: **F/2000/1531**
**8, The Whitterings, Copse Mead, Woodley, Reading.**
**Proposed first floor front extension to dwelling plus front porch extension.**
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor McCann

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

FROM: Nicola Lake

DATE: 25 May 2000

30893

## WOODLEY TOWN CONSULTATION SHEET

**Application Number:** F/2000/1531

**Proposal:** Proposed first floor front extension to dwelling plus front porch extension..

**Site Address:** 8, The Whitterings, Copse Mead, Woodley, Reading.

**Applicant:** Mr & Mrs B Monon C/O Robert M Stokes Riba.

Your observations are required in respect of this application **by 18/06/2000** .

---

The committee made no comment on this application.

PLANNING
POL
DC
APP
CS
22 JUN 2000
COPIES TO:
GIS:
FILE:

SIGNED: Steve Keenan

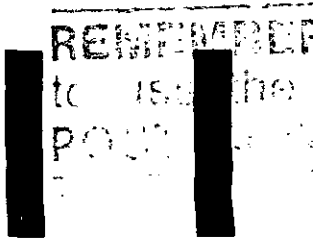
DATE: 21.6.00

Clerk To Woodley Parish/Town Council.

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

NL

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number relates. F/2000/1531

Address of site 8 (THE WITTERINGS) COPSE MEAD

WOODLEY

Signed

Date 6/6/00

**HIGHWAYS CONSULTATION SHEET**

**From:** Nicola Lake

**Date:** 25 May 2000

**Application Number:** F/2000/1531

**Proposal:** Proposed first floor front extension to dwelling plus front porch extension.

**Parish:** WOODLEY TOWN

**Site Address:**
8, The Whitterings, Copse Mead, Woodley, Reading.

**Applicant:**
Mr & Mrs B Monon C/O Robert M Stokes Riba.

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 ~~put~~ with condition(s) ~~&~~ reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

---

Comments

SC: 23 (INGRESS, PARKING, TURNING & GARAGING).

SR: 06.

**Signed:** _____ **Print name:** Stephanie Knowles

31/05/00.

## WOKINGHAM D.C. DEVELOPMENT CONTROL

| Start date: | Valid 23 MAY 2000 |
|---|---|

| Officer: NL | Application No. F/2000/1531 |
|---|---|

**Map No.** 37.. **Site** ..019.....
**Easting:** ..... **Flood Pln** .....
**Northing:** ..... **Mineral** .....

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

Description:
(F.) PROPOSED FIRST FLOOR FRONT EXTENSION TO DWELLING PLUS FRONT PORCH EXTENSION

Location: 8 COPSE MEAD

Parish: WOODLEY Ward: Caronation 22.5.2000

Applicant: MR & MRS MONON

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

Enforcement Section (3) 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 | No red line | 12/5 | 23/5 |
| 2 | 1:500 block plan showing existing & proposed dev. + adj. Properties | Mark position development on block plan + adj props | 12/5 | 23/5 |
| 3 | Forms unsigned | | | |
| 4 | Correct S 66 certificate | | | |
| 5 | Elevation plans | other side elevation. | 12/5 | 23/5 |
| 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 : 25.5.2000 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+ 2, 4, 10 Copse Mead .....

..... 44, 46 Duffield Road .....

..... 7, 9, 11 Copse Mead .....

"THE WITTERINGS", PC 323 39100008 0

ADDRESS 8 COPSE MEAD PARISH WOODLEY

PLOT No. ORD. SHEET No. SU 37 7674

BUILDER S. Paddick & Sons Ltd

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 1033/55 | S. Paddick & Sons Ltd | Outline {Residential Development | 20.2.56 | N/A. Refu |
| 245/57 | " | " " | 23.5.57 | N/A. Refu |
| 874/57 | Mr. P.C. Pantlin | Detached Bungalow | 10.12.57 | App. App |
| R/64/60 | " | Formation of Bedroom & Bathroom | 12.4.60 | App App |
| R/404/68 | Mrs. E. Pantlin | Sun Lounge | 28.11.68 | App. App |
| BR 5054 | " | GARAGE | 5.7.76 | App. N/A |
| 05031 | " | " | 26.8.76 | N/A C/A |
| | " | | | |
| 35703 | " | S/St. Ht. | 14.5.90 | C/A |
| BNA8878 | " | " Ht. Store & Ht | 29.5.90 | App |
| FP97/6847 | Hicks Development Ltd. | 2 4/5 Bed Det. houses | 7.11.97 | C/A |

DATE OF COMPLETION October 1958

MINISTRY DECISION

SPECIAL ORDERS TPO 892/97

DRAINAGE

# Environmental Services

For office use only.
Application number: 23.MAY2000* 1531

## Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

| | | |
|---|---|---|
| 1 | Your name | MR AND MRS B, MONON |
| | Address and postcode | 8 COPSE MEAD, WOODLEY RG5 4RP |
| | Phone number | 0118 969 3124 |
| | Agent's Name | ROBERT M STOKES RIBA |
| | Address and postcode | WALNUT TREE STUDIO, HIGH STREET STRATLEY WEST BERKS RG8 9HY |
| | Phone number | 01491 874247 |
| 3 | Site<br>We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485. | ATTACHED |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | EXTRA ACCOMMODATION AT FIRST FLOOR LEVEL |
| 5 | Are there any trees on the site?<br>If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down. | Yes ☑ No ☐<br>NONE AFFECTED |
| 6 | Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber. | RED BRICK TO MATCH EXISTING BROWN RED ROOF TILES AS EXISTING |
| 7 | Will the proposal change the pedestrian or vehicle access to the site?<br>Please show details of the existing access and any proposed changes on the plans. | Yes ☐ No ☑ |
| 8 | Will the car parking provision at the site be changed?<br>If Yes, please show details of any changes on the plans. | Yes ☐ No ☑ |

Crystal Mark 3544
Clarity approved by Plain English Campaign

Please turn over

| | | | |
|---|---|---|---|
| **9** | How many bedrooms does the property have? | Existing: 3 | Proposed: 5 |
| **10** | Does a public right of way touch the site?<br>If yes, please show the route and any proposed alternative on the plans. | Yes ☐ | No ☑ |
| **11** | Checklist. Please make sure that you enclose the following. | | |
| | a Six copies of this form signed and dated. | ✓ | |
| | b The fee (We have attached a current scale of fees).<br>If you do not have to pay a fee, please say why below. | ✓ | |
| | | | |
| | c Six copies of each set of plans and drawings listed below. | ✓ | |
| | • 1:2500 scale location plan with the site outlined in red. | ✓ | |
| | • 1:500 scale site layout plan. | ✓ | |
| | • 1:100 or 1:200 scale floor plans and elevations. | ✓ | |

**12** Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

**Certificate A**

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

**Certificate B**

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

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

None of the land forms part of an agricultural holding.

Your signature: P M Stokes on behalf of MR AND MRS B. MONON

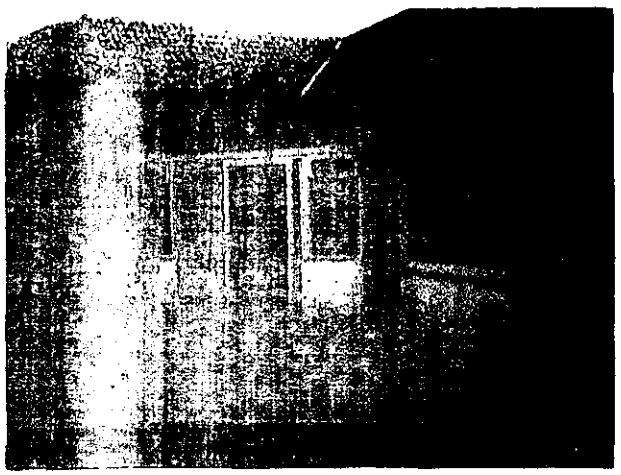
Date 27 APR 2000

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

MONON HOUSE WOODLEY
PHOTO SURVEY PAGE 2



VIEW OF EXISTING EXTENDED DORMER AT GARDEN SIDE OF HOUSE



VIEW OF EXISTING PORCH ARRANGEMENT WITH NARROW LOBBY

ROBERT M STOKES RIBA
17 JANUARY 2000



VIEW OF FRONT OF HOUSE AS EXISTING



VIEW OF PROPOSED FRONT ELEVATION



VIEW OF GARDEN SIDE OF HOUSE
AS EXISTING

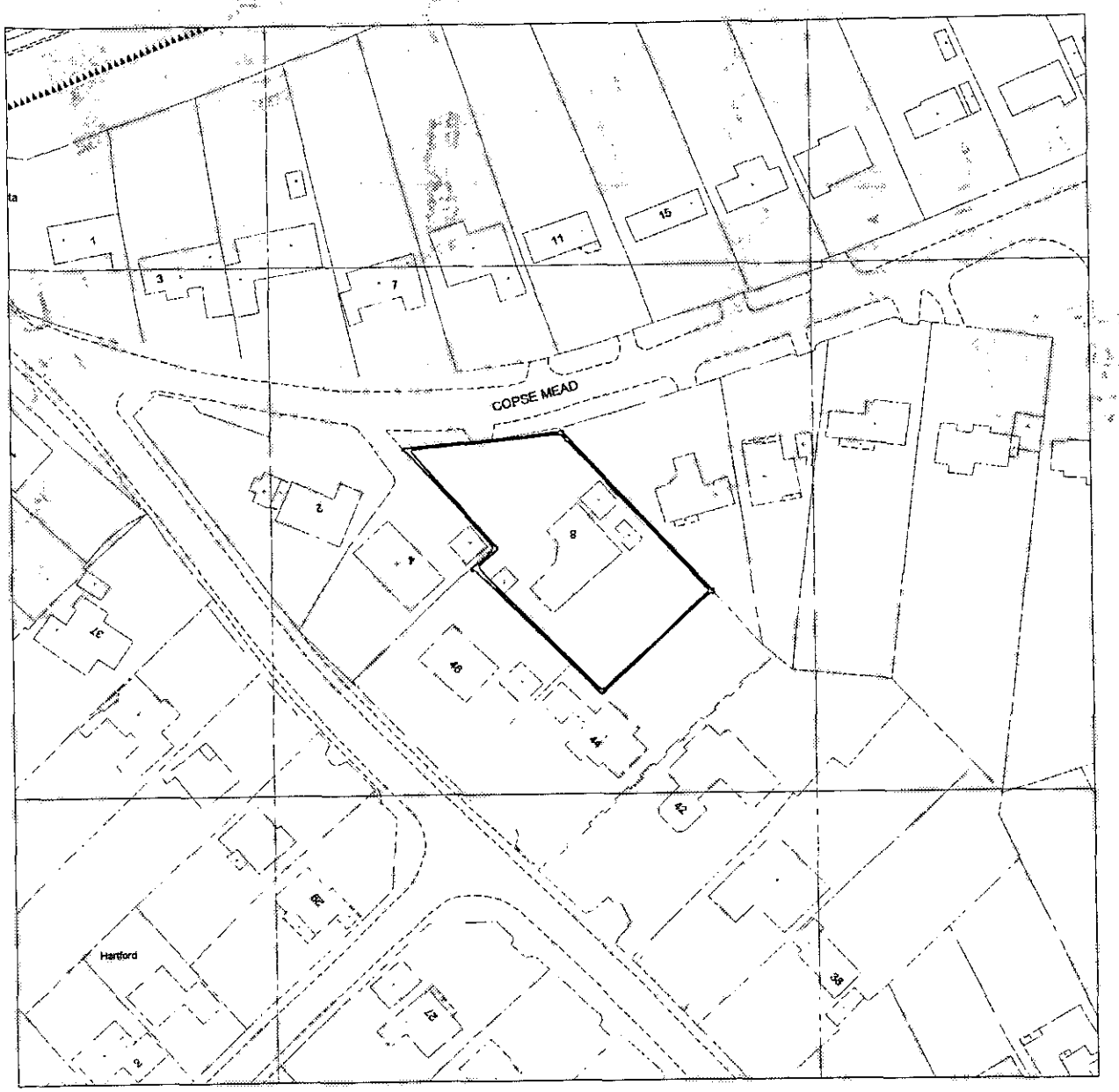
ROBERT M STOKES RIBA
17 JANUARY 2000

Ordnance Survey

23.MAY2000* 1531

# Siteplan

## 1:1250 Scale

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Due to the resolution of this image, the depiction of a solid line within dashed lines does not necessarily constitute an obstruction at ground level.

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20 0 20 40 60 80

Metres

1 - 38 COPSE MEAD, WOODLEY, READING
RG5 4RP

Centre coordinates : 476751mE 174445mN

National Grid sheet reference at centre of this Siteplan: SU7674SE.

Supplied by : Blackwell's Reading
Serial Number : 762

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# Siteplan

## Symbols and depiction

### Boundary Information

| | |
|---|---|
| County/Region Island Boundary | |
| District/London Borough Boundary | |
| Parish/Community Boundary | |
| Electoral Division/Ward Boundary | |
| Parliamentary Constituency or Euro Const Boundary | |
| Boundary Mereing Change Symbol | |
| Boundary Post, Boundary Stone (BP, BS) | |

### Vegetation

| | |
|---|---|
| Non-Coniferous Trees | Nc |
| Non-Coniferous Trees (Scattered) | Nc (scat) |
| Non-Coniferous Trees (Positioned) | |
| Coniferous Trees | C |
| Coniferous Trees (Scattered) | C (scat) |
| Coniferous Trees (Positioned) | |
| Orchard | Orch |
| Coppice/Osiers | Cop |
| Rough Grass | RG |
| Heath | Heath |
| Scrub | Sc |
| Saltings/Marsh/ Reeds | Marsh |
| Vegetation Limits | |

### Areas (Rural survey mapping only)

| | |
|---|---|
| Areas Parcel No (published) | 4226 |

### Buildings

| | |
|---|---|
| Roofed Structure/ Glasshouse | |
| Upper Level of Communication | UL |

### Others

| | |
|---|---|
| Spot Height | |
| Bench Mark | |
| Triangulation Station | |
| Pylon/Flare Stack/ Lighting Tower | |
| Flow Arrow | |
| Mean High Water | |
| Mean Low Water | |
| General Detail | |
| Underground Detail | |
| Overhead Detail | |
| Tramway/ Narrow Gauge Railway | |
| Standard Gauge Railway | |
| Point Fixture (e.g. Letterbox) | |
| Water Feature | Pond |
| Water | Water |
| Archway | |
| Non-Roman Antiquity | |

### Ornament

| | |
|---|---|
| Rock | Rock |
| Inland Rock (Scattered) | Rock (scat) |
| Shingle | Shingle |
| Mud | Mud |
| Inland Boulders | Bo |
| Inland Boulders (Scattered) | Bo(scat) |
| Coastal Boulders | Boulders |
| Sand | Sand |
| Slope | Slope |
| Coastal Slope | Coastal Slope |
| Cliff | Cliff |
| Scree | Scree |

### Common Abbreviations

#### Boundaries Information

ED Boundary.....Electoral Division
Ward Boundary.....Ward
Boro Const Bdy.....Constituency
Euro Const Bdy.....(County Borough or European)
Und.....Undefined
CB.....Centre of Bank
CD.....Centre of Ditch
CR.....Centre of Road
CS.....Centre of Stream
Def.....Defaced
FF.....Face of Fence
FW.....Face of Wall
SR.....Side of River
TB.....Top of Bank
TkH.....Track of Hedge
RH.....Root of Hedge

#### Other Information

Chy.....Chimney
El P.....Electricity Pillar or Pole
ETL.....Electricity Transmission Line
FB.....Foot bridge
FS.....Flagstaff
GP.....Guide Post
GVC.....Gas Valve Compound
LB.....Letter Box
Meml.....Memorial
MHW.....Mean High Water
MLW.....Mean Low Water
NTL.....Normal Tidal Limit
P.....Post or Pole
PC.....Public Convenience
PH.....Public House
PO.....Post Office
PW.....Place of Worship
TCB.....Telephone Call Box
Tk.....Tank or Track
(um).....Unmade
W.....Well

CHARTER MARK

World Wide Web http://www.ordsvy.gov.uk/




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Development Control Section, Environmental Services, Wokingham District Council.

9 May 2000

Scale: 1 : 1250

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