2/2/03

APPLICATION NO:
**F/2002/8118**

LOCATION:
**15 Beverley Gardens, Wargrave Reading.**

APPLICANT:
**Mr N Vaughan C/O K P Barber**

PROPOSAL:
**Proposed two storey rear extension to dwelling plus conversion of detached garage to games room.**

EARLIEST DATE FOR DECISION: **30/12/2002**

**APPLICATION WILL HAVE EXPIRED ON:**
**28/01/2003**

CASE OFFICER: **Phillip Taylor**

RAILEX
Marbleboard

Application No: F/2002/8118 PT

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr N Vaughan**
**C/O K P Barber**
**10 Filmer Road**
**Windsor**
**Berks**
**SL4 4LZ**

**Application Number: F/2002/8118**

**Parish:** **WARGRAVE**

**Location:** **15, Beverley Gardens, Wargrave, Reading.**

**Proposal:** **Proposed two storey rear extension to dwelling plus conversion of detached garage to games room.**

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 first floor side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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

**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 a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

**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 LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 27/01/2003

Notice checked by: _____

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

Unallocated

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

**SITE DETAILS** CASE OFFICER PJ

| | |
|---|---|
| PLANNING APPLICATION NUMBER | F \| 2002 \| 8118 |
| BUILDING CONTROL NUMBER | FP \| 2003 \| 5614 |
| APPLICANT/AGENT | IC P BARBER |
| ADDRESS OF SITE | 15 Beverley Gardens Wargrave |
| DESCRIPTION OF PROPOSED WORK | Two Storey Rear Extension Plus Conversion of Detached Garage. |

**DRAWING NUMBERS**

| | BC | DC |
|---|---|---|
| BLOCK PLAN | WDC \| 02 \| 10 \| 7 | WDC \| 02 \| 10 \| 7 |
| ELEVATIONS | WDC \| 02 \| 10 \| 1A | WDC \| 02 \| 10 \| 01 |
| FLOOR PLANS | " " | " " |

**CHECKLIST**

| | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 23/01/03 | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | NONE | |
| IF YES, WHAT ARE THE DIFFERENCES? | | |
| DATE | 4-9-03 | |

**PROBLEMS**

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

| | |
|---|---|
| COMMENCED ON SITE | |
| NO PLANNING DECISION | |
| NO PLANNING APPLICATION | |

**WORK SHEET FOR :** Phillip Taylor

**Application Number :** F/2002/8118

**Applicant :** Mr N Vaughan C/O K P Barber.

**Location :** 15, Beverley Gardens, Wargrave, Reading.
**Proposal :** Proposed two storey rear extension to dwelling plus conversion of detached garage to games room.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 17/12 |

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

**Date of Site Visit :** 17/12

**Date Registered : 03/12/2002**

**Earliest Date for Decision : 30/12/2002**

**Latest Consultation Date/Site Notice Expiry Date : 30/12/2002**

**This application <u>will have expired on</u>: <u>28/01/2003.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.**

**Consultation Responses :**

Highways - C/A
x1 letter of support
x1 letter of objection
Parish Council - No objection.

**Planning Issues :**

Impact upon Neighbouring properties, Character of the Area & Highways.

Relevant Policy : LBE1, LBE2
WOS3, WBE1
ENV

**Application Number: F/2002/8118**

**Appraisal :**

This application proposes a 1st floor rear extension with the conversion of the double garage into a games room. The 1st floor element would be built over a flat roofed section and incorporate a pitched roof with a half hip. One side bedroom window would face South West.

No 15 is set at an angle to its neighbouring properties. No 16 is also set further forward of No 15. Against the 45° standard the proposed would not infringe upon daylight to No 16 with a hipped roof this modest extension is not considered to be overbearing to No 16.

The extension would not be readily visible to the road and would have no adverse ~~effect~~ impact.

Despite the loss of garage parking there is a large driveway capable of parking at least 3 cars.

The conversion of the garage is permitted development in any case because there are no restrictive conditions

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

## Application Number F/2002/8118
## Conditions/Reasons for Refusal

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| 1 | C001 | R001 | |
| 2 | C014 | R014 | |
| 3 | C044 | R044 | Insert: '1st floor side elevation of the extension. |
| ~~4~~ | ~~SDC~~ | | |
| 4 | C122 | R122 | |
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| Informative for approvals |
|---|
| N16 |
| LODDON AREA LOCAL PLAN POLICIES: LBE1, LA E2 |
| SOUTH-EAST AREA LOCAL PLAN POLICIES: SE |
| WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WD53, WD61, |
| GREEN BELT LOCAL PLAN POLICIES: |
| BERKSHIRE STRUCTURE PLAN POLICIES: EW1 |
| MINERALS LOCAL PLAN POLICIES: |

RECOMMENDATION AND CONDITIONS/REASONS AGREED: J.S. Andrews

(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 23/1/03

# RECORD OF SITE VISIT

| | |
|---|---|
| SITE ADDRESS: 15 Beverley Gardens Wargrave Reading.<br><br>APPLICATION NUMBER: F/2002/8118 | OFFICER: Phillip Taylor<br><br>DATE OF SITE VISIT:..... |

**1 SITE/STATUTORY NOTICE DISPLAYED ?**

**2. DESCRIPTION OF SURROUNDINGS** Resi

**3. DESCRIPTION OF SITE/BUILDING** large detached house

**4. RELATIONSHIP TO ADJOINING PROPERTIES** 16 - set forward and of angle to no. 5, outlook and attach [illegible] loss of light but check
14 - no impact

Overbearing pose.

**5. SITE CONSTRAINTS** Outlook from bedroom etc..

**TREES**

**ACCESS/PARKING** large driveway marked

**LEVELS**

**BOUNDARY TREATMENT** 1.7m

**OTHERS**

| Application Number : F/2002/8118 | Map No : 21 |
|---|---|
| Case Officer : PT | Site Area : 0.09 |
| Valid Date : 3.12.02 | Received Date: 03/12/2002 |

Level : Delegated Application

Description : Proposed two storey rear extension to dwelling. + converting of garages into useable rooms.

Location : 15, Beverley Gardens, Wargrave, Reading.

Parish : WA Ward : WAR 9.12.02 -3.

Applicant : Mr N Vaughan C/O K P Barber.

Fee Required: £110 Fee Received: £110 (3)

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

Enforcement Section to be notified ☐ (tick if required)

---

Additional information required for validation;

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

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

---

## INTERNAL CONSULTATIONS 9.12.02 B

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

## EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

## HERITAGE BODIES

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

## OTHERS

...Ground...water...protection...zone.

.....

.....

.....

.....

.....

## NEIGHBOURS

..Sin...&...See...map.....

.....

.....

No pre-apps.

| Organisation_Name | Building_Name | address1 | Postcode |
|---|---|---|---|
| | | 11BEVERLEY GARDENSREADING | RG10 8ED |
| | | 12BEVERLEY GARDENSREADING | RG10 8ED |
| | | 13BEVERLEY GARDENSREADING | RG10 8ED |
| | | 14BEVERLEY GARDENSREADING | RG10 8ED |
| | | 15BEVERLEY GARDENSREADING | RG10 8ED |
| | | 16BEVERLEY GARDENSREADING | RG10 8ED |
| | | 3HARVEST PLACEREADING | RG10 8AC |
| | | 4HARVEST PLACEREADING | RG10 8AC |
| | | 5HARVEST PLACEREADING | RG10 8AC |

**COMMENTS ON APPLICATION: F/2002/8118**

**YOUR NAME:** MR. B. KNIGHT

**YOUR ADDRESS:** (if these details are incorrect please amend)
14 BEVERLEY GARDENS
WARGRAVE
READING
RG10 8ED

**PLEASE RETURN YOUR COMPLETED FORM TO:**

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

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

Comments: B. Knight

OBS

| PLANNING SERVICES | HPT |
|---|---|
| POL PT | TLS |
| DC | ENF |
| APP | |
| CS | |
| 19 DEC 2002 | |
| COPIES TO: | ACK: ✓ 23/12 |
| | FILE: |

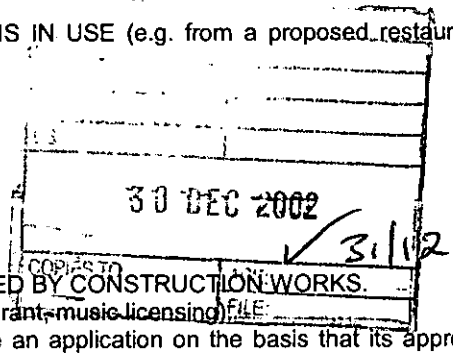
Continue over the page if more room required

**PLANNING APPLICATION COMMENTS SHEET**
**FOR F/2002/8118. (Case Officer:Phillip Taylor)**

WOKINGHAM UNITARY
**Aiming for Excellence**

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

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




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

**COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk**

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**COMMENTS ON APPLICATION: F/2002/8118**

**YOUR NAME:** G.H.C. & G. FLORTE

**YOUR ADDRESS:** (if these details are incorrect please amend)
16 BEVERLEY GARDENS
WARGRAVE
READING
RG10 8ED

**PLEASE RETURN YOUR COMPLETED FORM TO:**

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

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

Comments:
1. Whilst we agree that the single storey extension at the rear of no 15 Beverley Gdns probably needs rebuilding we object to there being a first floor added.
The building line of no. 15 is set back from no 16 (our property) and on the southern side of the boundary between the two properties, already obscuring some light to the rear of no 16. The main livingrooms & bedrooms face the west. We feel a first floor extension would take even more light from

Continue over the page if more room required

our windows, particularly our lounge, especially on days without sun.

2. The detached double garage forms part of the boundary between nos. 15 & 16 and lies approximately 30 feet from our windows. We consider a games room which could accomodate a wide range of activities and possibly noise will affect the privacy and quietness of our garden and living-rooms.

Mr & Mrs Vaughan have told us that the games room would be used as a snooker room and music (we do suffer from 'strumming' from no 6 Harvest Place at the where there is a room above a double garage). Should this application be approved we would ask that the following conditions be included

(a) that the building be sound proofed

(b) the bay window would be non-opening & double glazed in order that the sound of potting balls does not distract us when our windows are open

(c) A further concern is that if no 15 should be sold in the future the use of the garage/games room could change and become intolerable to the occupants of no 16, not necessarily us.

(d) the use be restricted to reasonable hours

We would appreciate a visit from a member of your Planning Committee prior to this Application being determined. We do feel vunerable as we shall be the only property really affected by this application.

Georgia Floate

(MRS. GEORGIA FLOATE)

Gdb Floate.

GHC FLOATE

28th December 2002

FROM: Phillip Taylor

DATE: 09 December 2002

DELEGATED

## WARGRAVE PARISH CONSULTATION SHEET

**Application Number:** F/2002/8118

**Proposal:** Proposed two storey rear extension to dwelling plus conversion of detached garage to games room..

**Site Address:** 15, Beverley Gardens, Wargrave, Reading

**Applicant:** Mr N Vaughan C/O K P Barber.

| | |
|---|---|
| POL | TLS |
| DC | EHS |
| APP | |
| ES | |

23 DEC 2002

Your observations are required in respect of this application **by 30/12/2002**

No objection

NOTE: However, the Parish Council would request that the following conditions are considered:

1. Existing arrangements for the parking of cars is maintained at all times.
2. Appropriate sound proofing measures are introduced to minimize the noise impact on the neighbouring property.

SIGNED: Melanie Quinn DATE: 18-12-02

~~Clerk~~ To Wargrave Parish/Town Council.
Finance and Administrative Officer

## HIGHWAYS CONSULTATION SHEET

**From:** Phillip Taylor **Date:** 09 December 2002

**Application Number:** F/2002/8118

**Proposal:** Proposed two storey rear extension to dwelling plus conversion of detached garage to games room.

**Parish:** WARGRAVE PARISH

**Site Address:**
15, Beverley Gardens, Wargrave, Reading.

**Applicant:**
Mr N Vaughan C/O K P Barber.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

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

C(22, R122

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

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

Tel: (0118) 974 6442

Date: 09 December 2002

My ref: F/2002/8118

WOKINGHAM UNITARY
**Aiming for Excellence**

Councillor Haacke
C/O Wokingham District Council


Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham


Dear Councillor

**Application Number: F/2002/8118**
**15, Beverley Gardens, Wargrave, Reading.**
**Proposed two storey rear extension to dwelling plus conversion of detached garage to games room.**

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
*Trevor Watson*
Development Control Manager

---

**LISTING FORM**

Case officer: **Phillip Taylor** Application Number: **F/2002/8118**
**15, Beverley Gardens, Wargrave, Reading.**
**Proposed two storey rear extension to dwelling plus conversion of detached garage to games room.**
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor Haacke

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

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

Tel: (0118) 974 6442

Date: 09 December 2002

My ref: F/2002/8118

WOKINGHAM UNITARY
**Aiming for Excellence**

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
Berks
RG9 3EP


Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham


Dear Councillor

**Application Number: F/2002/8118**
**15, Beverley Gardens, Wargrave, Reading.**
**Proposed two storey rear extension to dwelling plus conversion of detached garage to games room.**

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
*Trevor Watson*
Development Control Manager

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**LISTING FORM**
Case officer: **Phillip Taylor** Application Number: **F/2002/8118**
**15, Beverley Gardens, Wargrave, Reading.**
**Proposed two storey rear extension to dwelling plus conversion of detached garage to games room.**
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor Browne
**********FILE COPY**********

**Received by Wokingham District Council**

## Application No: F/2002/8118

**Proposal:**
Proposed two storey rear extension to dwelling plus conversion of detached garage to games room.

**Location:**
15, Beverley Gardens, Wargrave, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8118 to enable the library staff to locate the correct information.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/12/2002. Written comments submitted will become available for public inspection.**

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

**Trevor Watson**
**Development Control Manager**

**09 December 2002**

# Environmental Services

For office use only.
Application number: 03/C/2002/8118

## Householder planning application form

03 DEC 2002

WOKINGHAM UNITARY
Aiming for Excellence

8118

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 N VAUGHAN |
| | Address and postcode | 15, BEVERLEY GARDENS<br>WARGRAVE |
| | Phone number | 01189 404435 |
| 2 | Agent's Name | K. P. BARBER |
| | Address and postcode | 10, FILMER ROAD<br>WINDSOR<br>SL4 4LZ |
| | Phone number | 01753 621412 |
| 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. | 15 BEVERLEY GARDENS<br>WARGRAVE |
| 4 | Give brief details of the proposal for example, two storey side extension. About the application | TWO STOREY EXTENSION |

| | | |
|---|---|---|
| 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 ☑ |
| 6 | Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber. | BRICKS + TILES TO MATCH 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 ☐ |

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

| | | | |
|---|---|---|---|
| 9 | How many bedrooms does the property have? | Existing: 4 | Proposed: 5 |
| 10 | Does a public right of way touch the site? 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). 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: K P Bank

on behalf of N. VAUGHAN

Date 28/11/02

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

ADDRESS 15 BEVERLEY GARDENS PARISH WARCROVE

PLOT No. 11 319 020 015 ORD. SHEET No. SU.7078 (21)

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 235/53 | MR C. MAINMENT | O/APP RESIDENTIAL DEV | 12.5.53 | N/A C/A |
| 0/176/59 | MESSRS. LIDDON INVESTMENTS LTD | O/APP IS CHALLENGE | 10.11.59 | C/A C/A |
| 176/59 | | DETACHED HOUSE GARAGE | 10.11.59 | APP. C/A |
| 465/71 | MR. W SMITH | ADDITIONS | 13.5.71 | APP. C/A |
| 282/73 | | CONSENT AGREEMENT CHANGE | 22.2.73 | N/A C/A |
| F/2002/8118 | MR VAUGHAN | 2/ST R. EXT | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074