APPLICATION NO:
F/2002/5987 ✓

LOCATION: Barcham
21 Aggisters Lane, Wokingham.

APPLICANT:
QPD Ltd C/O Hen Design

PROPOSAL:
Proposed erection of one replacement dwelling. Demolition of existing dwelling

EARLIEST DATE FOR DECISION: **05/04/2002**
28 day exp: 10/4/02
APPLICATION WILL HAVE EXPIRED ON:
01/05/2002

CASE OFFICER: **Natalie Brown**

APPROVED

03

1105

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

QPD Ltd
C/O Hen Design
101 Nashgrove Lane
Wokingham
Berks
RG40 4HG

Application Number: F/2002/5987

Parish: **BARKHAM**

Location: **21, Aggisters Lane, Wokingham.**

Proposal: **Proposed erection of one replacement dwelling. Demolition of existing dwelling**

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

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

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

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) no additional windows or similar openings shall be constructed at first floor level or above nor in the roof space of all elevations of the dwelling hereby permitted except for any which may be shown on the approved drawing(s).

Condition
5. Those windows shown on the approved drawings as having obscured glazing in part or full shall be so fitted, and be permanently retained so thereafter.

Condition
6. 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
7. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
8. No gates shall be provided at the driveway entrance.

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

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

Condition
11. Prior to the commencement of the development hereby permitted (including any demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued.

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. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
5. To safeguard the amenities of the occupiers of neighbouring residential properties.

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

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

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

Reason
9. In the interests of visual amenity.

Reason
10. In the interests of visual amenity.

Reason
11. The proposed development may have an impact on bats, which are of international importance and protected by law.

Informative
1. This permission relates to the application as amended with revised plan, number Q/962 (revision C) and 1:200 site plan submitted to the Local Planning Authority on 13 June 2002, showing the front brick wall to be reinstated and the rear of the proposed dwelling reduced in length and increased at the front and does not approve the proposals as originally submitted.

Informative
2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies EN1 and LD3.
Loddon Area Local Plan Policies LTV1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 12/07/2002

Notice checked by: _____

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

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 6 September 2002
My ref: NB/TW/F/2002/5987

Helen Nightingale
Hen Design
101 Nash Grove Lane
Wokingham
Berks
RG40 4HG

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

Dear Ms Nightingale,

APPLICATION: F/2002/5987
SITE: 21 AGGISTERS LANE, BARKHAM

I refer to the above planning application for a replacement dwelling.

Having referred the bat survey to our Biodiversity Officer, I can confirm that the information submitted satisfies the bat condition 11 of consent F/2002/5987.

As the proposed slab levels will be the same as existing, I can confirm that this satisfies condition 03 of consent F/2002/5987.

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

Yours sincerely

NAB

Natalie Brown
Planning Officer

Natalie Brown

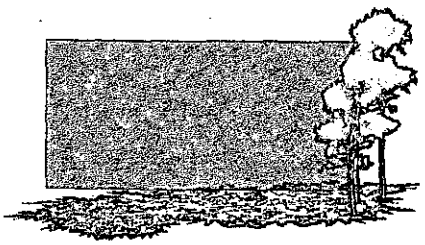
From: Andy Glencross
Sent: 29 August 2002 17:22
To: Natalie Brown
Subject: PA F/2002/5987 21 Aggisters lane Barkham (bats)

Hi Natalie

I am satisfied that this development is unlikely to adversely affect the local bat population and demolition can proceed.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016



HEN Design

Architectural and Building Services

Midway
101 Nashgrove Lane
Finchampstead
Wokingham
Berks
RG 40 4HG

59717

PL
POL
DC NAB
APP
CS

12 AUG 2002

COPIES TO
ACK:
FILE:

9.08.02

Planning Dept
Wokingham District Council
Shute End
Wokingham

Application No F/2002/5987

Dear Sirs

I refer to the approval of the above application and in particular condition No 3.
The proposed slab levels of the new house will be the same as the existing slab levels.

Hopefully this will satisfy this condition.

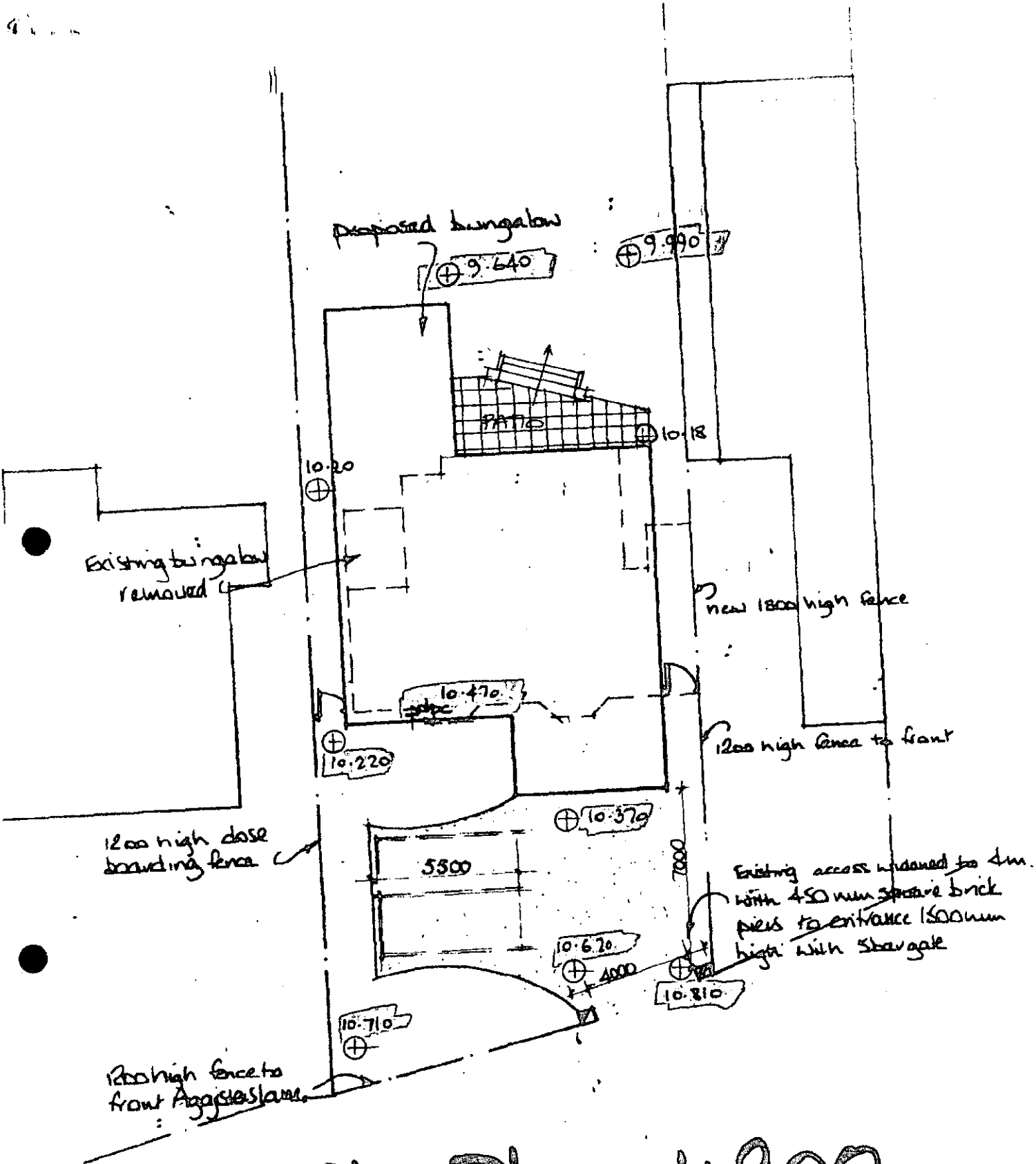
I look forward to hearing from you in due course. The work is due to commence in two or three weeks time.

Yours sincerely

Helen Nightingale

Helen Nightingale

Tel: 01189 328498 **Fax: 01189 328525**



Site Plan 1:200

PLANNING SERVICES | HPT
PCL | DS
12 AUG 2002

21 AGGISTERS LANE WOKINGHAM

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Natalie Brown
Development Control

My Ref: F/2002/5987

Ext: 6492

Date: 19 August 2002

To: Andy Glencross
Countryside Officer (Biodiversity)

---

21 AGGISTERS LANE, BARKHAM

Please find attached details relating to condition 11 (bat survey) of consent F/2002/5987.

Please could I have your comments as to whether the details satisfy this condition within the next 14 days.

NAB

Natalie Brown

Planning Officer

QPD
Quality and Performance in Development

Quality and Performance in Development Ltd

PLA:	HP 59970
POL	TLS
DE: NAB	ENF
C.	
19 AUG 2002	
COPIES TO	ACK:
	FILE:

16 August 2002

Planning Department
Wokingham District Council
W.S. Atkins Revenues and Benefits Service
PO Box 155
Shute End
Wokingham
BERKS
RG40 1WW

Dear Sir, Madam

Application No: F/2002/5987
21 Aggisters Lane, Wokingham

With reference to the above property, please find enclosed the survey regarding the bats as requested.

Please discharge condition 11 from the approval notice.

Yours faithfully

Craig Warrington
Development Manager

Enc

QP House, 42-44 Birchett Road, Aldershot, Hampshire GU11 1LG
Tel: 01252 338922 Fax: 01252 338980. Mobile No. 0958 724572
Registered In England No. 3391150 . Registered office, 42-44 Birchett Road, Aldershot, Hampshire GU11 1LG

DROCHENEFORD, MILL LANE, DROXFORD, HANTS, SO23 3QS
TEL. 01489 877547

PLANNING SERVICES | HPT
TLS
ENF
19 AUG 2002
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21 Aggister Lane Wokingham
Bat Survey

EXECUTIVE SUMMARY

The above property was surveyed on 9 Aug 2002 for the presence or absence of bats by Mick Finnemore using the following methodology:-

Building Survey - Methodology
(a) Signs of residency by bat species. This consisted of a slow methodical search both internally and externally for actual roosting bats and their signs. Droppings on walls, windowsills and in roof spaces can be used to identify species and scratch marks and staining at roosts and exit holes, can be used to identify the presence of bats. Similarly the presence of spider webs at a potential roost can often indicate their absence.

(b) An assessment of the potential of a building to provide a roost either in the summer (nursery) or winter (hibernation) based on over 20 years previous experience of bat occupancy at other sites in Great Britain.

This survey was achieved using a strong torch in dark internal areas and ladders and binoculars to examine the buildings externally.

Results of Bat Survey
21 Aggister Lane was classified as of **Low/Medium Probability of Bat Interest,** whilst bat droppings (4/5) were recorded within the attic space, they were considered to be the result of a single bat (long-eared) using the site as a night perch therefore a DEFRA licence is not require.

It should therefore be demolished at the earliest opportunity with due note to the following recommendations

A copy of this report may be forwarded to English Nature by the Local Planning Authority for their comment.

Recommendation
As the building is to be demolished the likely impact on any roosting bats not located by the survey can be significantly reduced by carefully stripping off the remainder of the roof and ridge tiles to wall plate level and removing the soffit and fascia board etc.

The normal recommended time period for carrying out demolition work is late April – through to late October.

Further Visits
If the property is demolished during the next few months then no further surveys are necessary but if for whatever reason it remains untouched for over six months the it should be re-surveyed.

Mick Finnemore (Aug 2002)

5987

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 20 August 2002
My ref: NB/EXC/F/2002/5987

Craig Warrington
QPD
QP House,
42-44 Birchett Road
Aldershot
Hants
GU11 1LG

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

Dear Mr Warrington,

APPLICATION: F/2002/5987
SITE: 21 AGGISTERS LANE, BARKHAM

I refer to your letter and material samples received on the 13 August 2002 with reference to the above.

I can confirm that the following are acceptable and satisfy condition 02 of the above consent:

Brick sample – Ibstock 'Cattybrook' Brunswick
Roof tile sample – Marley 'Thaxden Ochre Blend

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

Yours sincerely

NAB

Natalie Brown
Planning Officer

Recd 4.50 PM 12.8.02.

QPD
Quality and Performance in Development

Quality and Performance in Development Ltd

PLANNING SERVICES	DPT 9742
POL	TLS
DC NAB	ENF
APP	
CS	

13 AUG 2002

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	FILE

1 August 2002

Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
BERKS
RG40 1WJ

OK

orangey brown
orangey reddish brown
bricks within st. scene.
brown tiles.
orangey/brown tiles as R/O site

Dear Sir, Madam

Application No: F/2002/5987
21 Aggisters Lane, Wokingham

Condition 2

- Brick sample – Ibstock "Cattybrook" Brunswick ✓
- Tile sample – Marley "Thaxden Ochre Blend" ✓

Please discharge this condition accordingly

Yours sincerely

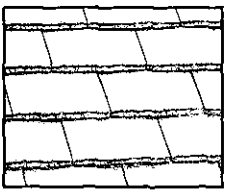
Craig Warrington
Development Manager

QP House, 42-44 Birchett Road, Aldershot, Hampshire GU11 1LG
Tel: 01252 338922 Fax: 01252 338980. Mobile No. 0958 724572
Registered in England No. 3391150. Registered office, 42-44 Birchett Road, Aldershot, Hampshire GU11 1LG



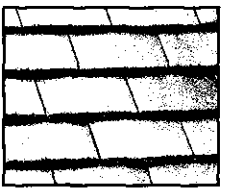
38 Anthracite (S)

Interlocking Tiles
Anglia Plus ■, Mendip ■,
Bold Roll ❑
Slates
Modern ■
Mock Bond Modern ■
Clansman ○
Plain Tiles
Plain ●, Bullnose Feature ○



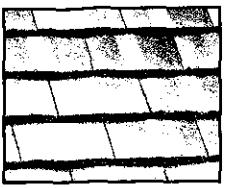
39 Mosborough Red (S)

Interlocking Tiles
Ludlow Plus ●, Anglia Plus ●,
Ludlow Major ●, Mendip ●,
Double Roman ●,
Wessex ●, Bold Roll ●
Slates
Modern ●, Mock Bond Modern ●
Plain Tiles
Plain ●, Bullnose Feature ○



48 Acorn Brown (S)

Interlocking Tiles
Anglia Plus ●, Mendip ●,
Double Roman ●, Bold Roll ●
Slates
Modern ●
Plain Tiles
Plain ●, Bullnose Feature ○



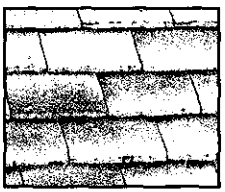
49 Rustic Grey (S)

Interlocking Tiles
Anglia Plus ○, Mendip ●,
Double Roman ●, Bold Roll ●
Slates
Modern ●
Plain Tiles
Plain ●, Bullnose Feature ○



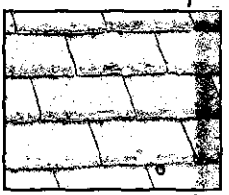
52 Smooth Brown (S)

Interlocking Tiles
Ludlow Plus ●, Anglia Plus ●,
Ludlow Major ●, Mendip ●,
Double Roman ●, Wessex ●,
Bold Roll ●
Slates
Modern ●,
Mock Bond Modern ●
Plain Tiles
Plain ●, Bullnose Feature ●



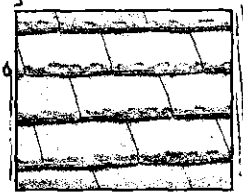
71 Brindle Weald (G)

Interlocking Tiles
Anglia Plus ●, Mendip ●,
Double Roman ●, Bold Roll ●
Plain Tiles
Plain ●, Bullnose Feature ○



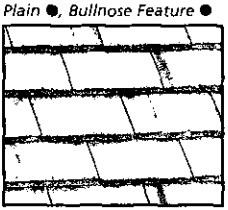
73 Thaxden Sienna (G)

Plain Tiles
Thaxden ●,
Thaxden Bullnose Feature ●



74 Thaxden Ochre Blend (G)

Plain Tiles
Thaxden ●, Thaxden
Bullnose Feature ●



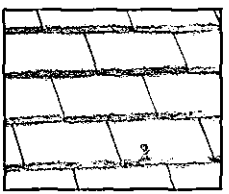
77 Old English Orange (S)

Interlocking Tiles
Anglia Plus ●,
Ludlow Major ○, Mendip ●,
Double Roman ●, Bold Roll ●
Slates
Modern ●
Plain Tiles
Plain ●, Bullnose Feature ○



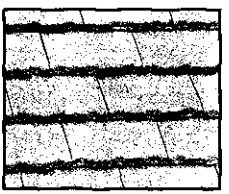
80 Old English Dark Red (S)

Interlocking Tiles
Ludlow Plus ●, Anglia Plus●,
Ludlow Major ●, Mendip ●,
Double Roman ●, Wessex ●,
Bold Roll ●
Slates
Modern ●,
Mock Bond Modern ●
Plain Tiles
Plain ●, Bullnose Feature ●



86 Acorn Red (S)

Interlocking Tiles
Anglia Plus ○, Mendip ●,
Double Roman ○
Plain Tiles
Plain, Bullnose Feature ❑



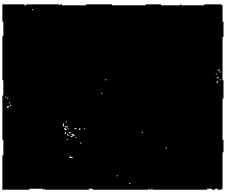
94 Marlden Brown (F)

Plain Tiles
Marlden ●, Marlden
Bullnose Feature ●



***95 Marlden Orange** (F)*

Plain Tiles
Marlden ●, Marlden Bullnose Feature ●



***99 Marlden Red** (F)*

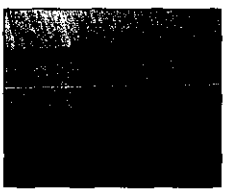
Plain Tiles
Marlden ●, Marlden Bullnose Feature ●

Interlocking Slate



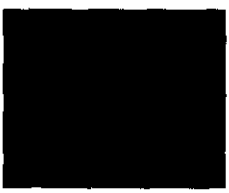
***38 Anthracite** (R)*

Monarch Interlocking Slate ●



***50 Slate Grey** (R) (S)*

Monarch Interlocking Slate ●, Marquess Interlocking Slate ●



***54 Burgundy** (R)*

Monarch Interlocking Slate ●



***55 Lakeland Green** (R)*

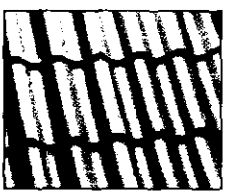
Monarch Interlocking Slate ●

Malvern Tile



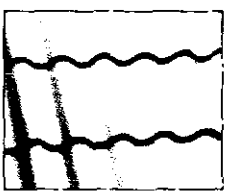
***58 Light Grey** (S)*

Malvern ●



***59 Light Brown** (S)*

Malvern ●



***60 Terracotta** (S)*

Malvern ●



***80 Old English Dark Red** (S)*

Malvern ●

Key ● Standard ○ Standard made to order ■ Premium ❑ Premium made to order
(G) Granular Finish (S) Smooth Finish (F) Fine Sanded Finish (R) Riven Finish
Please note that products made to order will be subject to minimum order quantities and extended lead times. Please discuss your particular requirements with our Contact Centre.

UK Registered Trademarks:

Monarch™	1254009	Wessex™	991817	Anglia™	991812	Clansman™	1578713	Ludlow™	991813
Ludlow Major™	991814	Marquess™	1446857	Mendip™	991816	Contour™	2030694	Marley Marlden™	1449537

Every effort has been made to ensure the accuracy of the information given in this brochure. In the interest of progress, however, we reserve the right to change specifications without prior notice.
In the manufacture of concrete products, colour consistency cannot be guaranteed and variation in shade may occur from pack to pack. Marley Building Materials Limited cannot be held responsible for the phenomenon of efflorescence which occurs from time to time in all quality concrete products with high cement content.
Product colours in this publication may vary due to the limitations of the colour printing process and customers are advised to inspect a sample of the actual product before ordering.

finished

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5987	NB
BUILDING CONTROL NUMBER.	FP/2002/3363	South
~~APPLICANT~~/AGENT	Hen Design	
ADDRESS OF SITE	21 Aggiters Lane WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	erect one replacement dwelling - demolish existing dwelling	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	Q/962 C	Q/962 C
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	12/7/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	14/8/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/5987

Applicant : QPD Ltd C/O Hen Design.

Location : 21, Aggisters Lane, , Wokingham.
Proposal : Proposed erection of one replacement dwelling. Demolition of existing dwelling

Site Notice Displayed ? :

YES	NO	DATE
✓		16/4

Date of Neighbour Notifications : .....

Date of Site Visit : 16/4

Date Registered : 06/03/2002

Earliest Date for Decision : 05/04/2002

Latest Consultation Date/Site Notice Expiry Date : 05/04/2002

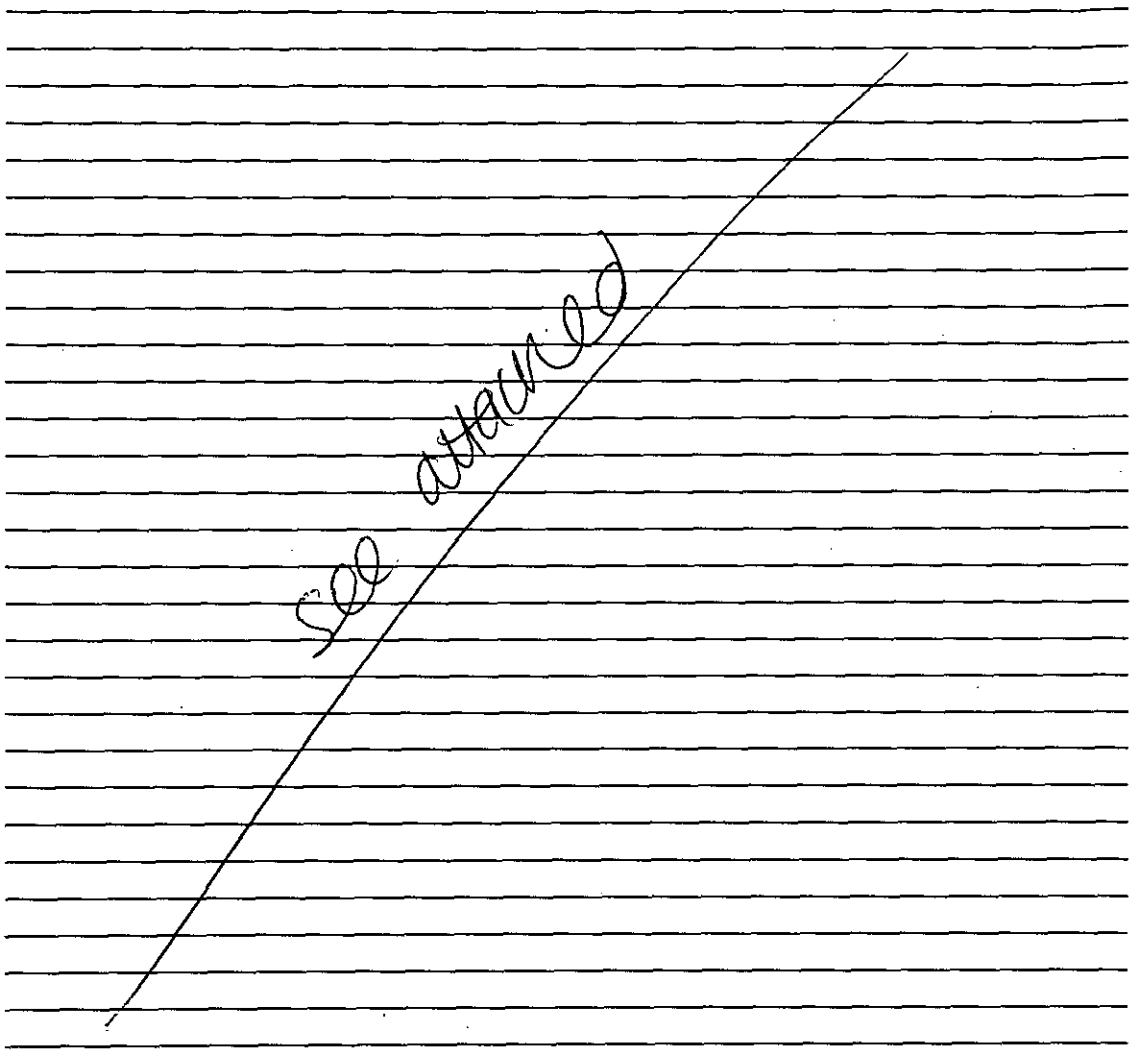
This application will have expired on: 01/05/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
Highways - conditions
Env Health - cond re/ hrs construction
Dinton Pastures - Bat survey req'd.
Landscape - no significant landscape features would be adversely affected. Whilst dwelling is larger, no unacceptable change in landscape character. Landscaping req'd.

Planning Issues : settlement

Application Number: F/2002/5987

Appraisal :



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

Application Number F/2002/5987
Conditions/Reasons for Refusal

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

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T G Watson
(Development Control Manager)

Date: 12/7/02

RECORD OF SITE VISIT

SITE ADDRESS: 21 Aggisters Lane Wokingham.

APPLICATION NUMBER: F/2002/5987

OFFICER: Natalie Brown

DATE OF SITE VISIT: 16/4

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - gate at front.

2. DESCRIPTION OF SURROUNDINGS

Settlement
Res. → same side road = bungalows
opp side 2s, chalet + bungs.
Directly opp N° 21 = 2s + chalet.

3. DESCRIPTION OF SITE/BUILDING

Concrete area directly R/o dwellings - raised above garden area.
lawn at rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached
→ N° 19 - extends beyond rear bdg line N° 21. x2 door & x2 window in side elev.
← N° 23 - approx level with R/o N° 21 but extns (S-S + 2s at rear)
x1 window 1st floor side elev
This is set in from side bdg line.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS - Dwellings on side N° 21 set below road level
opp raised above road level.

BOUNDARY TREATMENT → garden slopes away at rear.
(Side N° 19 raised above N° 21 garden level)

OTHERS → Shrubs + trellis fencing beyond rear bdg line N° 19.
1.8m fencing & shrubs (N° 23 side) with N° 23.

Application Number: F/2002/5957 – 21 Aggisters Lane

Appraisal:

Development
Proposed replacement of existing bungalow with larger bungalow.

The site is located within the settlement boundary of Barkham in residential street. The east side of the street (side of No. 21) is characterised by detached bungalows. The opposite side of the street is a mix of two-storey chalet and bungalows.
No. 19 is raised higher than No. 21 & the land slopes away towards the rear of the plot.

Planning History
This application follows the refused of application F/2001/5019 for replacement of the existing bungalow with a chalet style dwelling.

Relevant Policies
BSP: EN1, LD3
WDLP: WOS2, WOS3, WBE1
LALP: LTV1, LBE1, LBE2

1) Impact upon neighbouring properties
(NB: No letters of representation have been received in relation to the proposed development)
The proposed development has been revised so that bedroom 1(along side the boundary with No.23) has been reduced by a further 2m. Though it would still project just over 5m from the rear building line of No. 23, due to the that it is set away from the boundary by 1m, is single storey in nature with a fully hipped roof, it is considered that the massing would be kept away from the neighbouring property.

To compensate for the reduction on the length of bed 1, bedroom 2 has been increased in length at the front (and would be 1m further forward than the existing dwelling on the site - it would still be set behind the front of the garage. Due to the single storey nature and fully hipped roof, it is not considered that this would have any impact.

The existing dwelling is level with the front of the garage at No. 19, and the proposed garage element of the dwelling would be 2.5m forward of this (but level with No. 23). As the project would be along side the garage of No. 19, it is not considered that this would have any adverse effects.

The lounge part of the proposed dwelling would effectively 'infill' an area currently not built upon, which could have some impact upon the bedroom

windows of No. 19. However, as both the dwellings are set away from the boundary, No. 19 is at a higher level than No. 21 and that the roof of No. 21 would be hipped(taking the massing away), it is considered that whilst there may be some effect to the windows, it cannot reasonably warrant refusal of the application.

2) Impact upon the character of the streetscene
The proposed dwelling would be a bungalow and would be set away from both side boundaries. It would not project any further forward than the front of No. 23. It is considered that this would cause no adverse effect within the street scene given that the two adjacent properties are both bungalows.

The existing front brick wall would be reinstated (instead of a 1.2m fence which would be out of character) and so there would be no adverse impact upon the streetscene.

Landscaping would need to be provided at the front of the site.

3) Impact upon highway safety (parking provision)
The Highway Officer has no objection to the proposed development provided that parking and turning is provided and retained and that no gated re provided. The dropped crossing will need to be widened.

Approval: ✓ ~~**Refusal:**~~

5987

Conditions:

Std Cond	Std Reas	
C001	R001	Full Permission, 5 Years
C012	R012	Materials to be agreed
~~C070~~	~~R070~~	~~Hours of Construction~~
C100	R100	Site Levels
		Boundary treatment
C044	R044	No windows to be inserted **Ins: at first floor level or above nor in the roof space of all elevations**
C046	R046	Obscure glazing as approved **Del: it shall be fixed shut**
C049	R049	Garaging to be retained
C122	R122	Parking & turning before occupation
	Reason	No gates shall be provided at the driveway entrance In the interests of highway safety and convenience
C150	R150	Landscaping Details **After 'a scheme of landscaping'** **Ins: 'to the front of the dwelling'**
C151	R151	Landscaping planting to be carried out
	Reason:	Prior to the commencement of the development hereby permitted (including any demolition), a bat survey shall be carried out by a trained and licensed bat worker. If there is any sign of bats, a licence from English Nature must be applied for, and no development shall be carried out until a licence has been issued. The proposed development may have an impact on bats, which are of international importance and protected by law.

Informatives

1. NO2
   Ins: Q/962 (revision C) & 1:200 site plan
   Ins: 13 June 2002
   Ins: Showing the front brick wall to be reinstated and the rear of the proposed dwelling reduced in length and increased at the front
2. N16
   BSP: EN1, LD3
   WDLP: WOS2, WOS3, WBE1
   LALP: LTV1, LBE1, LBE2

5987

Tel. 0118 974 6492 (Direct Line)
E-mail: Natalie.Brown@wokingham.gov.uk
Date. 17 September, 2002
My ref. BC/DC/F/2002/5987
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

QPD Ltd
C/o Hen Design
101 Nashgrove Lane
WOKINGHAM
Berkshire
RG40 4HG

Dear Sirs

PLANNING PERMISSION F/2002/5987
SITE: 21 AGGISTERS LANE, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2002/5987 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

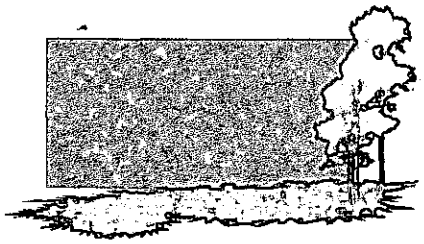
Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

NATALIE BROWN
Planning officer



HEN Design
Architectural and Building Services

Midway
101 Nashgrove Lane
Finchampstead
Wokingham
Berks
RG 40 4HG

574516
PLANNING
POL
DC NB
13 JUN 2002
COPIES TO
FILE:

13.06.02

Attn Nicki Brown

Planning Dept
Wokingham Council
Wokingham

Dear Ms Brown

21 Aggister Lane Wokingham Ful 2002/5987

Please find enclosed 6 copies of amended plans relating to the above site. The amendments consist of moving bedroom 1, back 2m, and setting the front bedroom forward 2m as discussed.

The front fence line is removed the note to reinstate the brick wall is added.

Hopefully this now satisfies the criteria and that full permission will be granted in due course.

Yours sincerely

Helen Nightingale

Helen Nightingale

Tel: 01189 328498 **Fax: 01189 328525**

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 19 April 2002
My ref: NB/F/2002/5987

Hen Design
101 Nash Grove Lane
Wokingham
Berks
RG40 4HG

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

Dear Sir/Madam,

APPLICATION: F/2002/5987
SITE: 21 AGGISTERS LANE, BARKHAM

I refer to the above planning application for a replacement dwelling.

Before I can determine the above application, I require further information.

From my site visit, I noted that there was a level difference between the adjacent properties and that the site sloped away towards to the rear of the garden. Therefore, would you please provide me with a plan showing a section through the site and proposed dwelling, including how the land would be built up to provide access from the house into the rear garden.

Please note that I will be on leave until 7 May, so any plans should be at this office upon my return.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Angela Odell on 0118 974 6445 or Mike Thorp on 0118 974 6444 in my absence.

Yours faithfully

NAB

Natalie Brown
Planning Officer

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Natalie Brown DATE: 27th March 2002

Location:	21 Aggisters Lane, Wokingham
Proposal:	Proposed erection of one replacement dwelling. Demolition of existing dwelling
Application Number:	F/2002/5987

In response to your consultation dated 13th March 2002 for the above application, the tree and landscape comments are as follows:

The existing site contains no significant landscape features which would be adversely affected by the proposed replacement dwelling.

Although the new dwelling is larger than the one it would replace I do believe that this would give rise to an unacceptable change in landscape character or increase in visual impact when viewed from Aggisters Lane. However, extending the new building line within the rear garden could lead to a loss of light and enjoyment to the adjacent northern property.(23? Aggisters Lane)

Although the site contains no significant landscape feature there is scope to create a new landscape treatment within the front garden of the proposed dwelling. The applicant should be required to submit for approval details of the proposed frontage fence, (noted as 1200 fence) and a detailed planting plan. This should include full species name, sizes at time of planting, densities and plant numbers for each bed and in total.

ROBERT PETROW
Consultant Landscape Architect

Natalie Brown

From: John Mullaney
Sent: 20 March 2002 11:45
To: Natalie Brown
Subject: 21 Aggisters Lane, Wokingham F/2002/5987

I have no objections to this application but would recommend that standard planning condition C070 regarding hours of construction work is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham Unitary
0118 974 6766
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Natalie Brown

From: Andy Glencross
Sent: 20 March 2002 14:42
To: Natalie Brown
Subject: Planning Application F/2002/5987 21 Aggisters Lane Wokingham

Hi Natalie

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the building by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition**

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 13 March 2002

Application Number: F/2002/5987

Proposal: Proposed erection of one replacement dwelling. Demolition of existing dwelling

Parish: BARKHAM PARISH

Site Address:
21, Aggisters Lane, , Wokingham.

Applicant:
QPD Ltd C/O Hen Design.

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).

1/ C049, R049.
2/ C122, R122.
3/ No gates to be provided. R: IH5.
N07.

Signed: _____ **Print name:** Adam 15/03/02.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~12 2002~~ 06 MAR 2002 ~~27 FEB 2002~~

Officer: NAB | Application No. F/2002/5987

Map No. 82 Site 0.10

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED ERECTION OF ONE REPLACEMENT DWELLING - DEMOLITION OF EXISTING DWELLING

Location: 21 REGISTERS LANE

Parish: WOKINGHAM Ward: BARKHAM

Applicant: QPD LTD

resubmission 2001/5019 - refused.

Fee Received 00-00 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	None.	1/3	✓
5	Elevation plans	2nd side elevation - small window missing (passageway to bedroom)	1/3	✓ 6/3
6	Floor plans	Chimney missing from 1st side elev.		
7	Metric scale disclaimer	Elev. of new front fence + gates (as shown on site plan).		
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 : 13/03 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 .....
Dinton Pastures re Demolition – bats
Ramblers Assoc
British Horse Society

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
~~Environment Agency~~ .....
Thames Water re drainage

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

HERITAGE BODIES

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

OTHERS:

.....
.....
.....

NEIGHBOURS:

SIN + see map + list of names & addresses attached
+ site inside red line

No pre-apps

06.MAR2002 5987

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
F/2001/5019	Bridget Williams 12 Aggisters Lane Barkham WOKINGHAM. RG41 4DN
F/2001/5019	Dr. J.L. Robinson 11 The Vines WOKINGHAM. RG41 4JJ
F/2001/5019	Mr. C.P. Standen 10 The Vines Barkham WOKINGHAM. RG41 4YY
F/2001/5019	Frederick W. Green "Daybreak" 23 Aggisters Lane Barkham WOKINGHAM. RG41 4DW.
F/2001/5019	G. T. Knight 12 The Vines WOKINGHAM. RG41 4YY
F/2001/5019	Mr & Mrs W.P.G. Burges 16 Aggisters Lane WOKINGHAM. RG41 4DN
F/2001/5019	Mr & Mrs P.G. Evans 14 Aggisters Lane Barkham WOKINGHAM. RG41 4DN
F/2001/5019	R. Bishop Janet M Bishop 18 Aggisters Lane WOKINGHAM. RG41 4DN
Application Refused	Letters sent 03.01.02

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

Tel: (0118) 974 6492

Date: 13 March 2002

My ref: F/2002/5987

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Stubbs
50 Bearwood Road
Barkham
Berks
RG41 4SY

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/2002/5987
21, Aggisters Lane, , Wokingham.
Proposed erection of one replacement dwelling. Demolition of existing dwelling

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/5987**
21, Aggisters Lane, , Wokingham.
Proposed erection of one replacement dwelling. Demolition of existing dwelling
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 Stubbs

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

Received by Wokingham District Council

Application No: F/2002/5987

Proposal:
Proposed erection of one replacement dwelling. Demolition of existing dwelling

Location:
21, Aggisters Lane, , Wokingham.

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/2002/5987 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/04/2002. 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

13 March 2002

Organisation_Name	Building_Name	address1	Postcode
		18AGGISTERS LANEWOKINGHAM	RG414DN
		10AGGISTERS LANEWOKINGHAM	RG414DN
		12AGGISTERS LANEWOKINGHAM	RG414DN
		14AGGISTERS LANEWOKINGHAM	RG414DN
		16AGGISTERS LANEWOKINGHAM	RG414DN
		8AGGISTERS LANEWOKINGHAM	RG414DN
		15AGGISTERS LANEWOKINGHAM	RG414DW
		17AGGISTERS LANEWOKINGHAM	RG414DW
		21AGGISTERS LANEWOKINGHAM	RG414DW
		23AGGISTERS LANEWOKINGHAM	RG414DW
		25AGGISTERS LANEWOKINGHAM	RG414DW
		10THE VINESWOKINGHAM	RG414YY
		11THE VINESWOKINGHAM	RG414YY
		12THE VINESWOKINGHAM	RG414YY
		14THE VINESWOKINGHAM	RG414YY
		15THE VINESWOKINGHAM	RG414YY
		9THE VINESWOKINGHAM	RG414YY
		19AGGISTERS LANEWOKINGHAM	RG414DW

Neighbour consultation list

Tel. (0118) 974 6429 or 6433

Date: 01 March 2002

06 MAR 2002 5987

Your Ref:

My Ref: F/2002/5987

QPD Ltd
C/O Hen Design
101 Nashgrove Lane
Wokingham
Berks
RG40 4HG

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 Sir/Madam

Reference Number: 2002/5987

Site Address: **21, Aggisters Lane, , Wokingham.**

Proposal: Proposed erection of one replacement dwelling. Demolition of existing dwelling

I return your application, as it is invalid and cannot be determined for the following reason(s);

No Section 66. Please complete the attached Section 66 and return to me.

2nd side elevation – small window missing (passageway to bedroom 1).

Chimney missing from 1st side elevation.

Elevations of new front fence & gates as shown on site plan.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

1769a

5987

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

06 MAR 2002 5987

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

1.	APPLICANT'S NAME	QPD Ltd
	ADDRESS	42-44 Birchett Road Aldershot
	POST CODE	Hants GU11 1LG PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Hen Design
	ADDRESS	101 Nashgrove Lane Wokingham
	POST CODE	RG40 4HG PHONE 0118 9328498
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	21 Aggistas Lane Wokingham
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		erection of: detached bungalow following demolition of bungalow
5. Give the area in hectares or part of a hectare	AREA OF SITE	
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	9/962

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☒		ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☒	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

Residential

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/(NO) If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/(NO) If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

to be agreed

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.

as existing

16. HOW WILL SURFACE WATER BE DISPOSED OF?

as existing — S.A.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system (YES)/NO

If no, please give details

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

No change to access

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

Yes

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	1 / 3 *	/ *	1 / 3 *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/(NO) If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/(NO) If YES, please ask for and complete Part 3 of the form

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

Nil — Resubmission

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

SIGNED [signature] ON BEHALF OF MW QPD DATE 20/2/02

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".

1789/a

SECTION 66 CERTIFICATE

Application No. 06.MAR2002* 5987

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

- 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) .....

.....

(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).

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

- 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) . . . . . .

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).

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 [signature]

On behalf of QPD Ltd

Date 28/2/02

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

MAZELDENE
ADDRESS 19 AGGISTERS LANE

PARISH ~~Wok/Without~~ BARKHAM

PLOT No.

ORD. SHEET No. SU. 7867 82

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
25/51	A. EMERY	NEW DRAINAGE	13.2.51	APP. N/
12634	Exors A A Emery	O/L Dem dwelling erect newhouse garage	13.3.80	N/A Ref
13106	"	O/APP " " ERECT BUNGALOW & GARAGE	2.5.80	N/A CLA
BR16555	Miss L. E Humphries	New det split level dwelling	21.4.81	Ref N
15374 *	"	" " & GARAGE	8.5.81	N/A RE
BR16839	" "	" " "	2.6.81	app N/A
17273	"	DET. BUNGALOW & GARAGE SITE OF	8.4.82	N/A CLA
BR18353	"	"	21.4.82	APP. N/
20237	MR. M. WAM	AMEND. OF 17273	20.10.83	N/A CLA
25819-2	"		11.8.86	CLA
BRA8649 3	"	BEDROOM EXT./EN SUITE GARAGE	5.6.86	APP N/A

DATE OF COMPLETION

MINISTRY DECISION * Appeal dismissed 25/1/82

SPECIAL ORDERS

DRAINAGE

091074

DAYBREAK
ADDRESS 23 AGGISTERS LANE

PARISH ~~Wok/Without~~ BARKHAM 1.4.

PLOT No. Lt SAKABONA

ORD. SHEET No. SU. 7867 82

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
233/48	MR. D. RAWLINGS	ALTERATIONS & ADDITIONS	13.7.48	APP. CLA
396/49	MR. F. EAST NEDGE	ALTS., ADDS, DRAINAGE	11.10.49	APP. AP
900/54	"	MOBILE HOME	7.12.54	N/A 31.12 TP
998/55	"	GARAGE	6.12.55	APP. N/A
R/96/64 SUPERCEDED BY	"	ADDITIONS	16.4.54	APP. CLA
R/134/64	"	"	11.6.54	APP. CLA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Pd. Lng - REPL. WINDOWS - 28.01.97

DRAINAGE

091074

COPPER COURT
ADDRESS 21 AGG[illegible]TERS LANE

PARISH ~~WOK/WITHOUT~~ BARKHAM 1.4.86

PLOT No.

ORD. SHEET No. SU.7867 82

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
478/49	MR. T. GRIEVES	GARAGE	8.11.49	APP. APP.
829/52	"	CONT. USE OF BLDG. AS TEMP. LIVING ACC.	13.1.53	N/A 31.12.53 TP
952/54	"	"	7.12.54	N/A 31.12.55 TP.
75/56	"	GARAGE	10.2.56	APP. N/A
840/54	"	REPL. BUNGALOW	9.11.54	APP. APP.
F/2001/5019	O PD Ltd.	Erect det. replacement dwelling + demolition of dwelling	27.12.01	REF

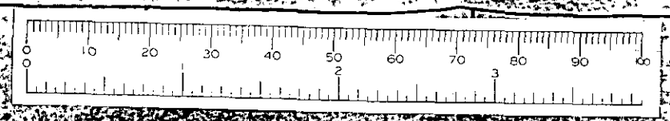
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

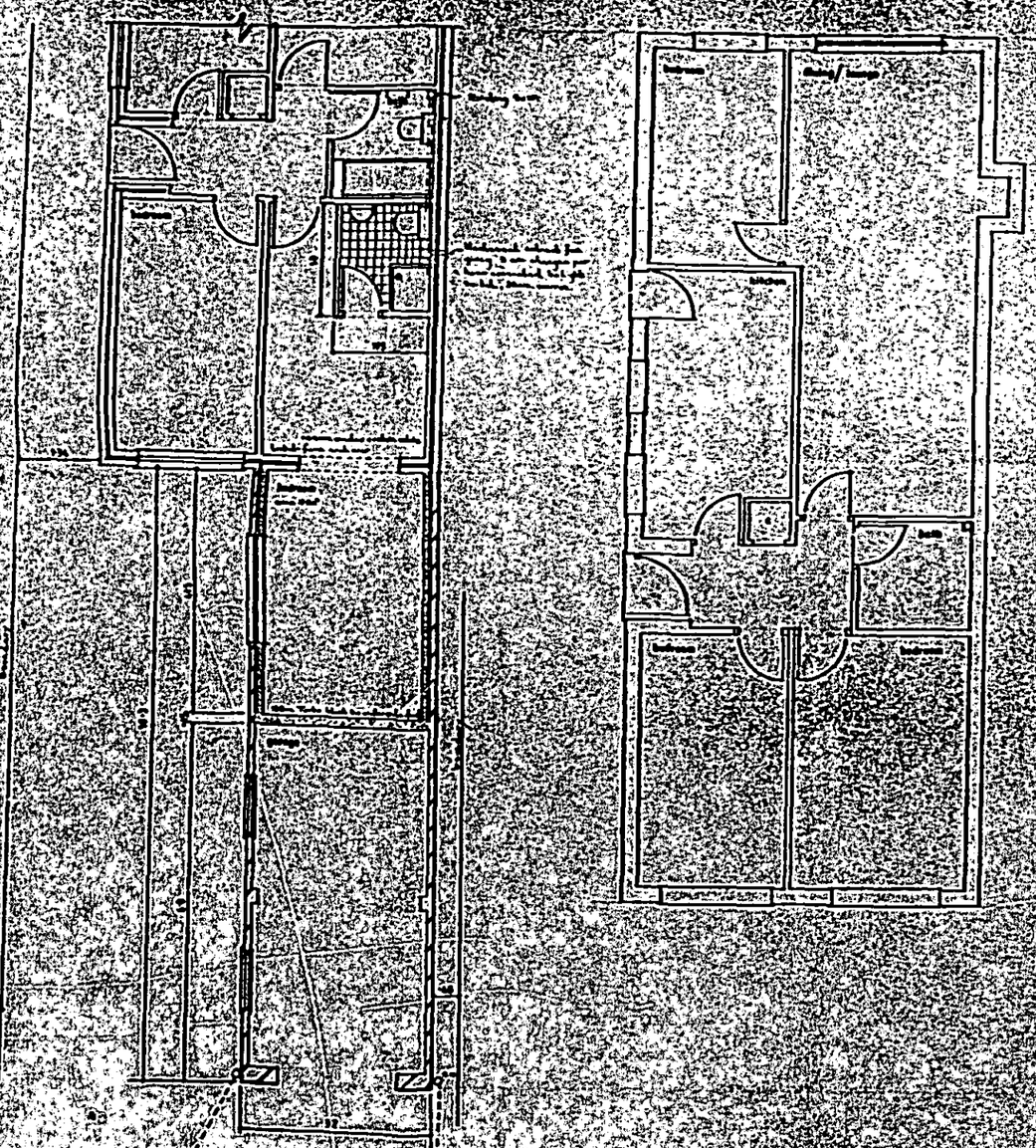




Side Elevation

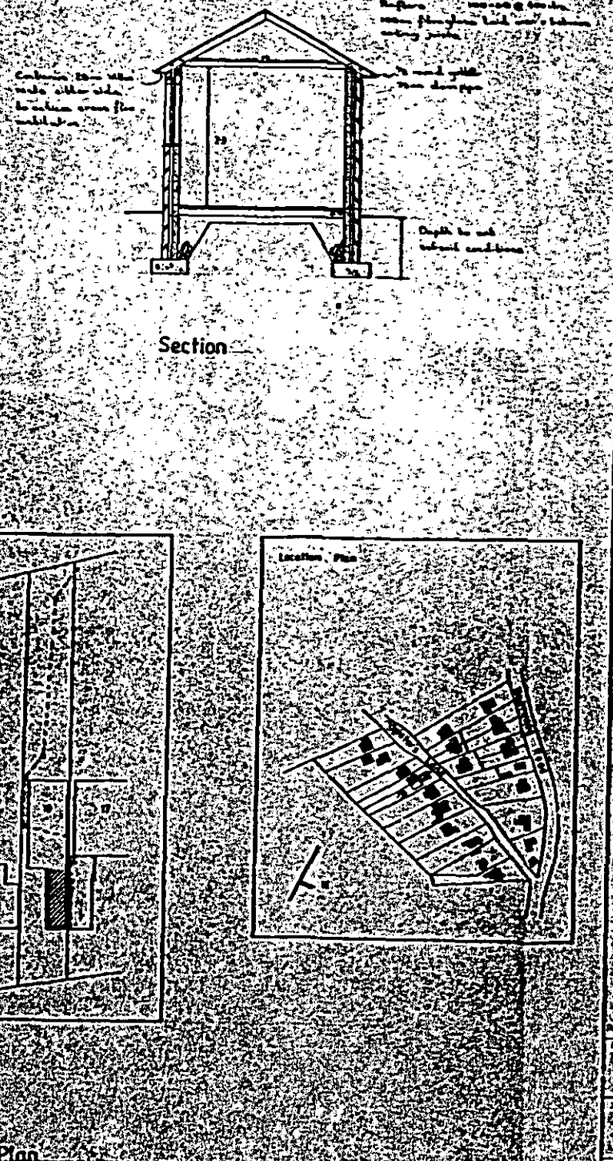


Front Elevation



Proposed Plan

Existing Plan



Section

Block Plan

Location Plan

NOTES

fdns

floor

doors

walls

windows

roof

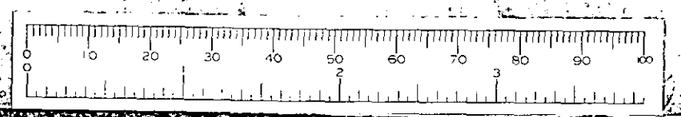
drains

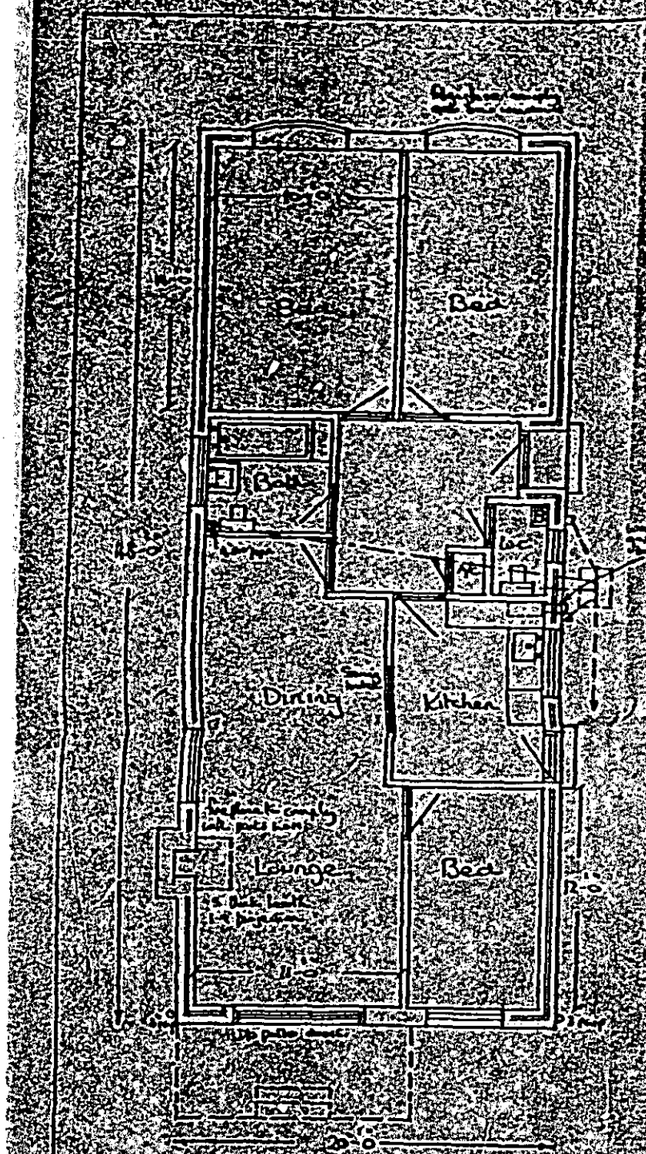
19 Aggistas Lane

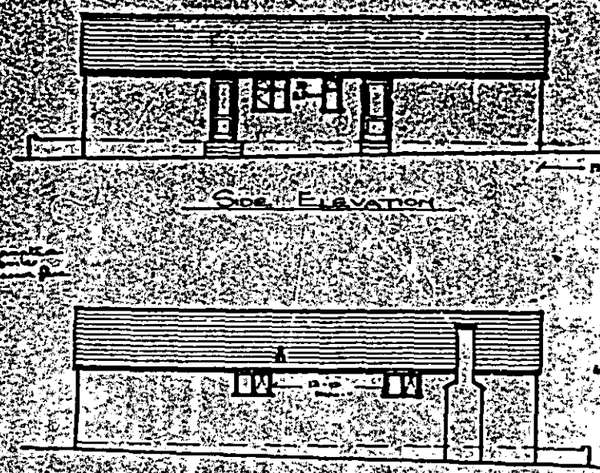
M. Way Esq 19 Aggistas Lane

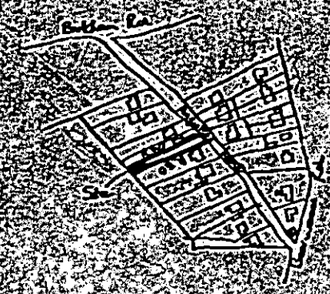
Proposed bedroom extension en-suite and garage

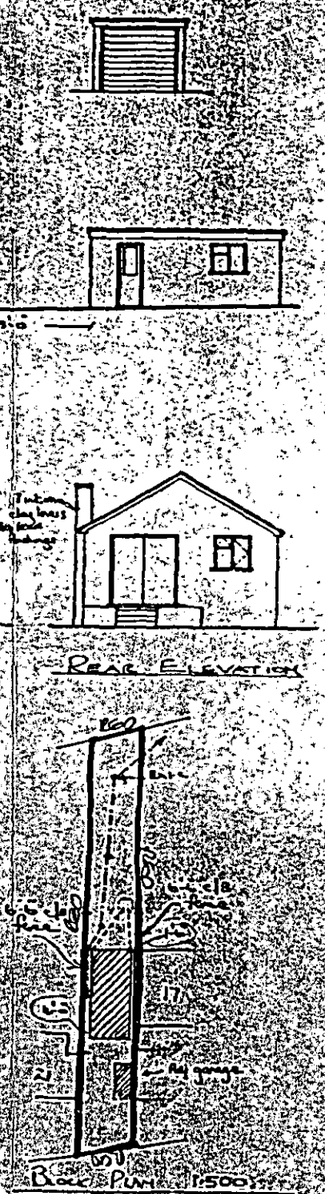
Plans and Elevations

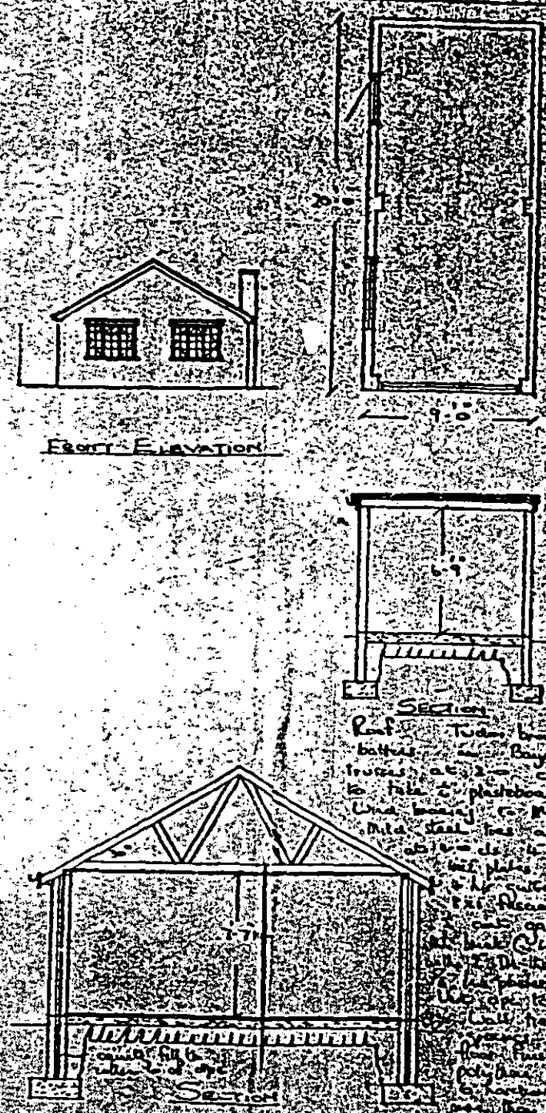






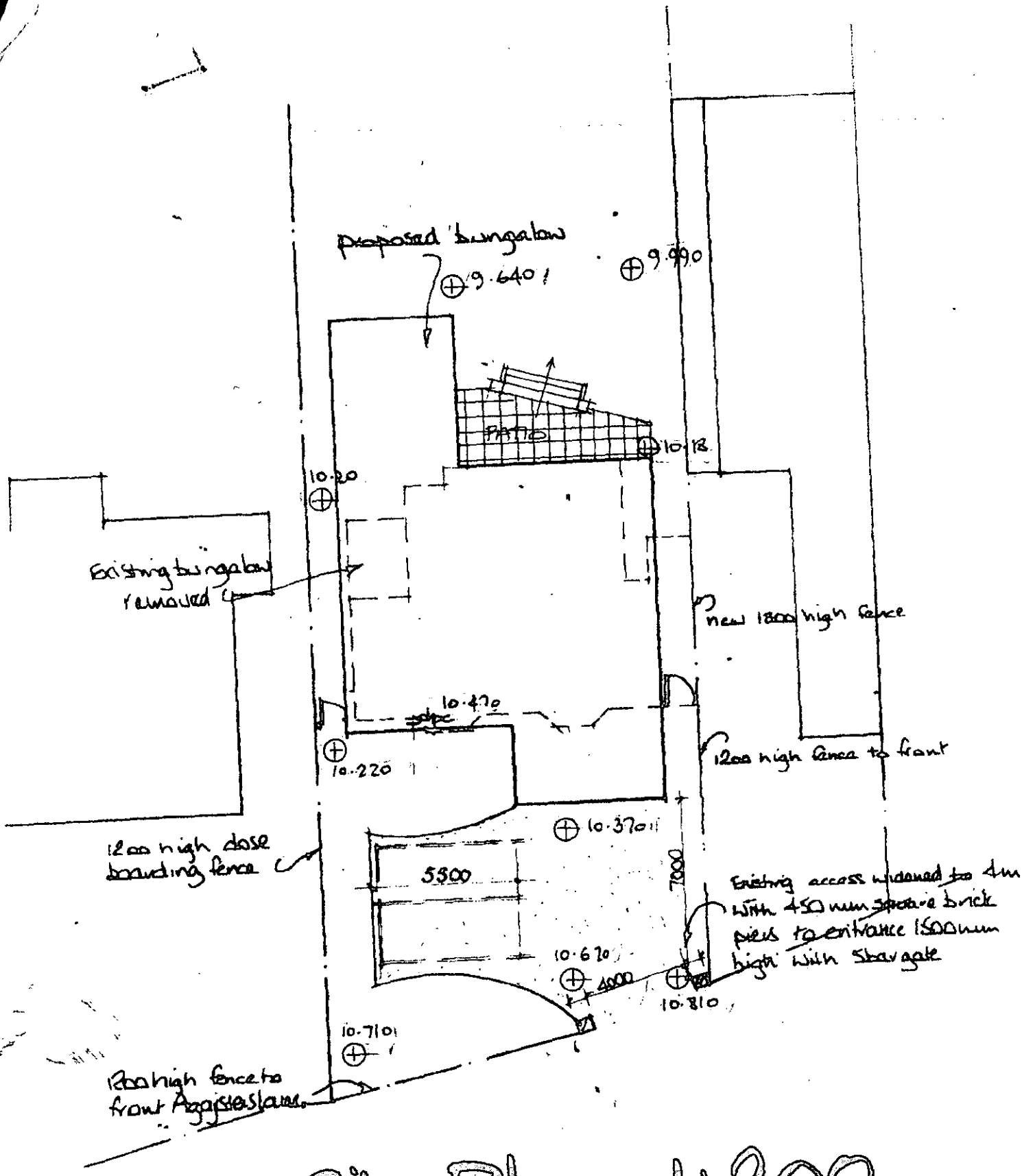






Proposed Bungalow & Garage
At 19 Aggisters Lane Wokingham Berks.
Scales: ¼ to 1 Foot

19 Aggisters Lane



Site Plan 1:200

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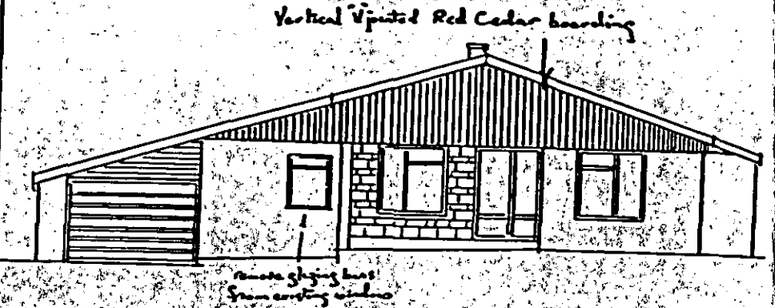
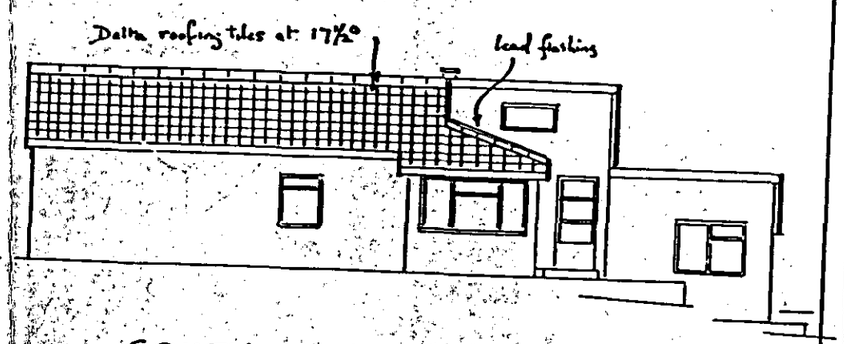


WEST ELEVATION



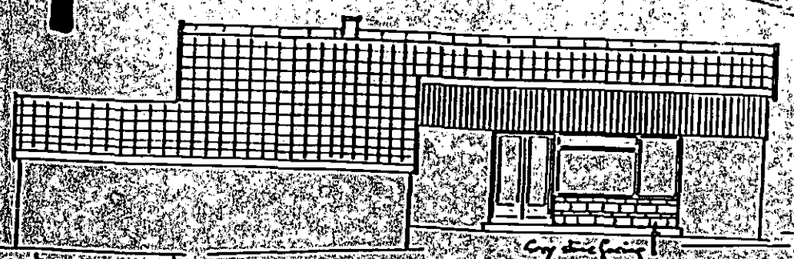
SOUTH ELEVATION

25 Aggister's Lane

R/134/64

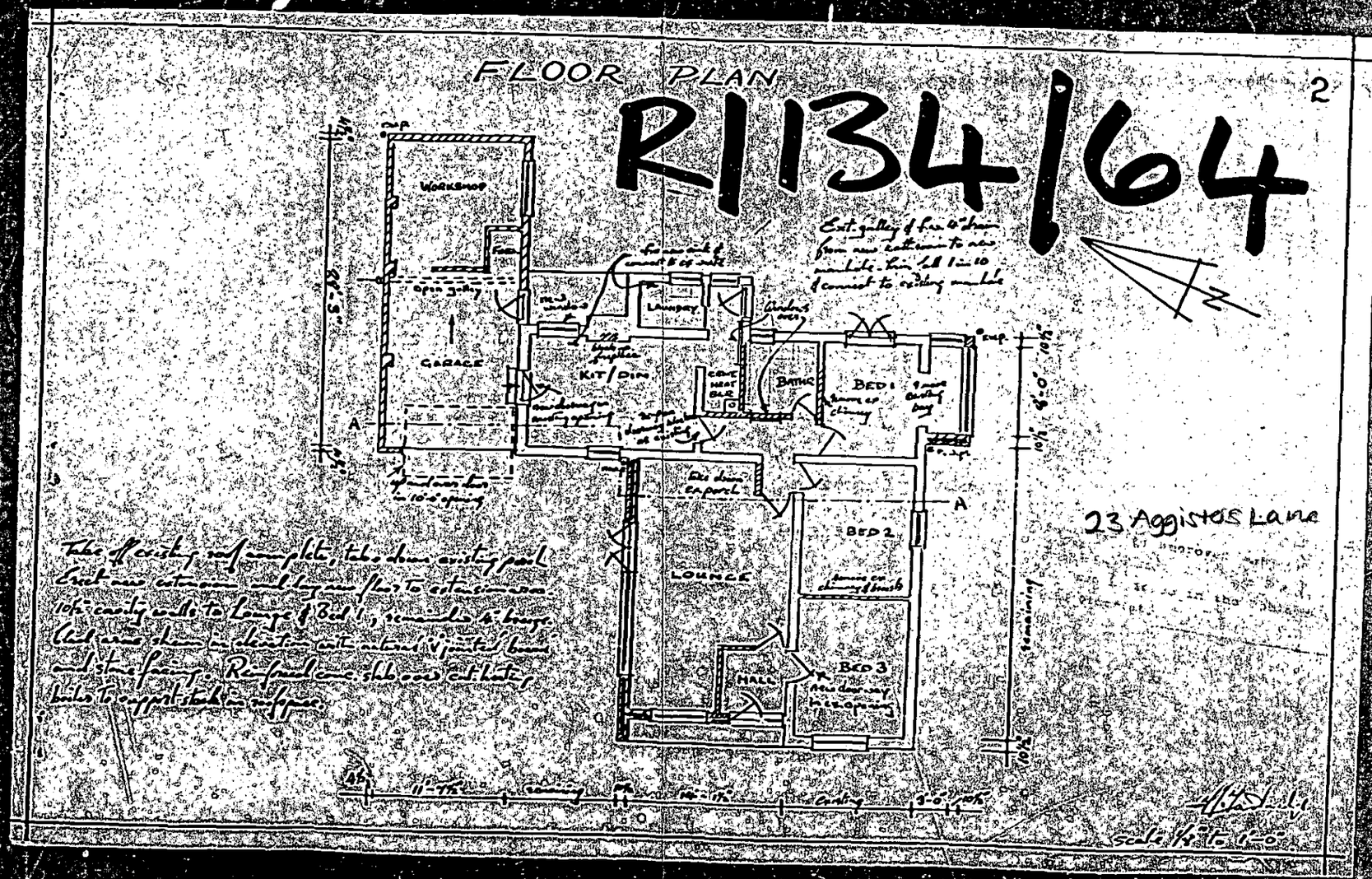


EAST ELEVATION



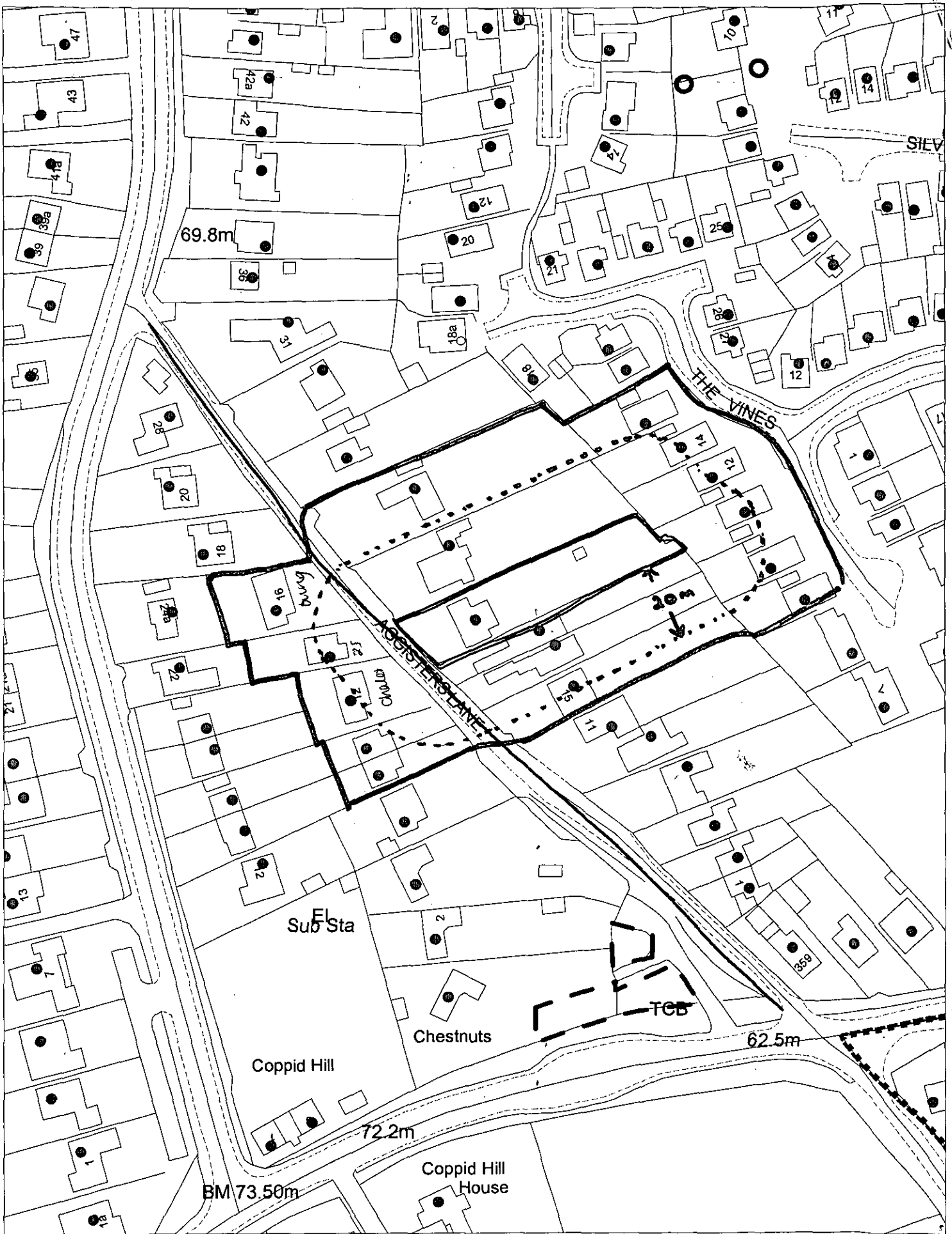
NORTH ELEVATION

Scale ¼" to 1'-0"


FLOOR PLAN
2
R/134/64
WORKSHOP
GARAGE
KIT/DIN
LAUNDRY
BATHR
BED 1
BED 2
BED 3
LOUNGE
HALL
A
23 Aggistos Lane
Scale 1/4" to 1'-0"

2002/598

06.MAR2002 * 5987



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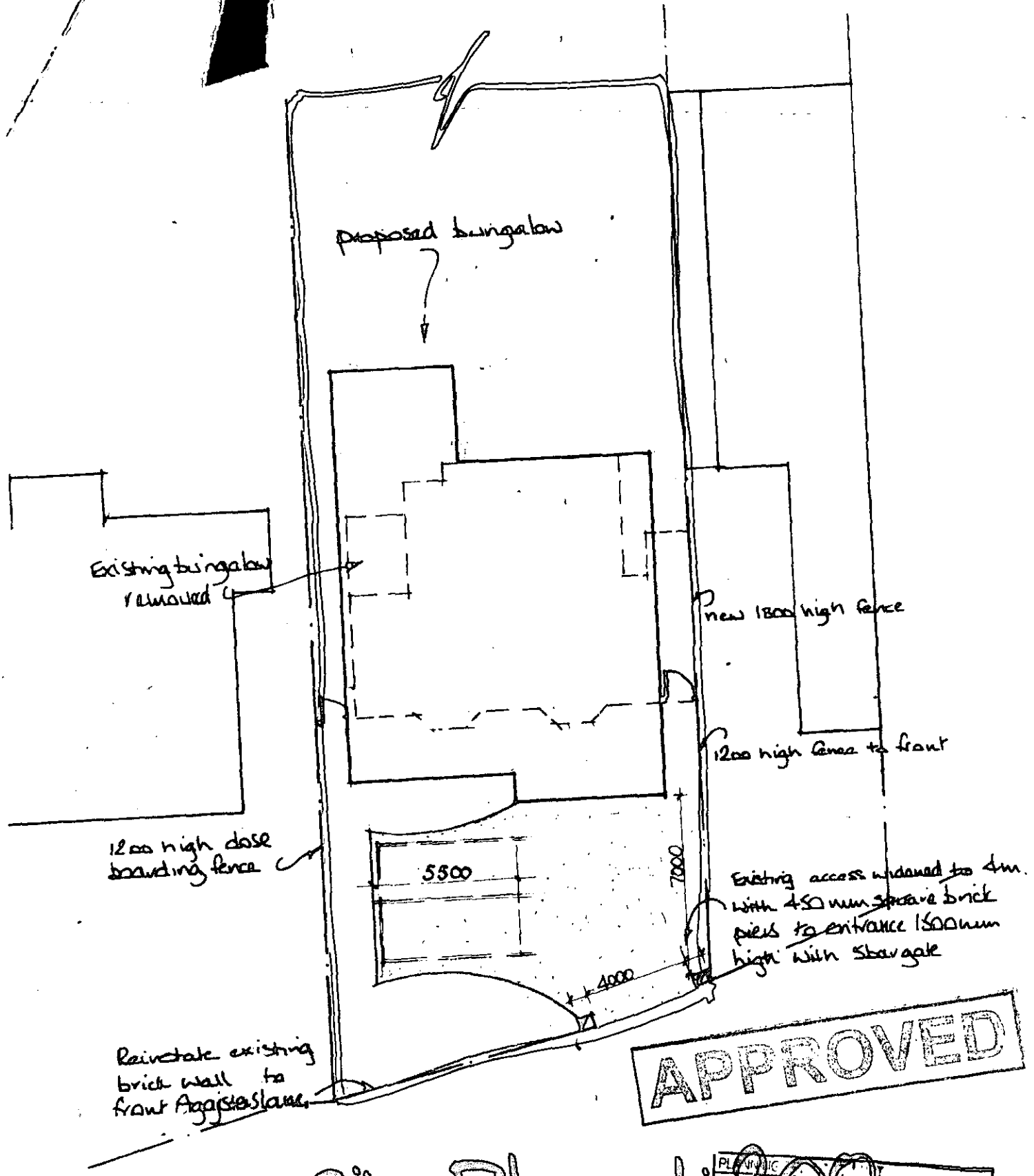
Development Control Section, Environmental Services, Wokingham District Council.

27 February 2002

Scale: 1 : 1250

N W E S



Site Plan 1:200

PLANNING
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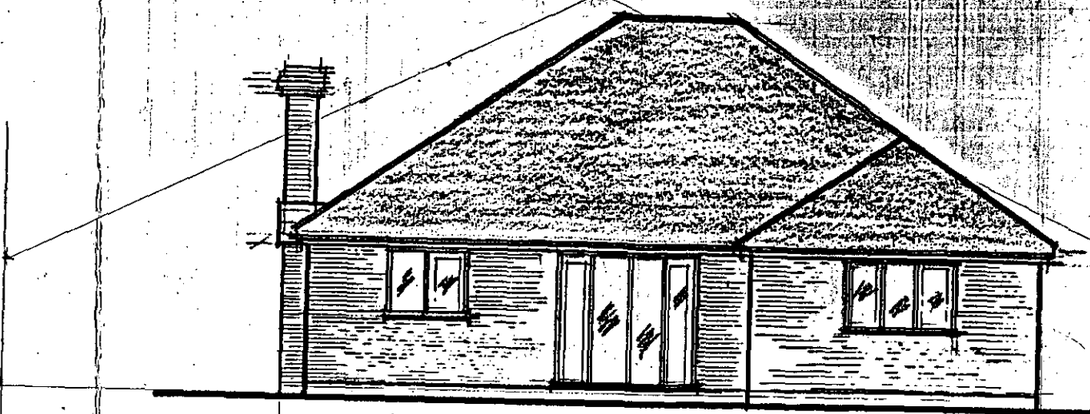
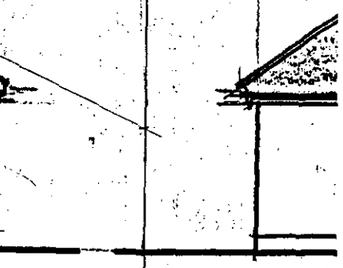
13 JUN 2002
COPIES TO
FILE:



rear elevation



side

4750

5800

room 1

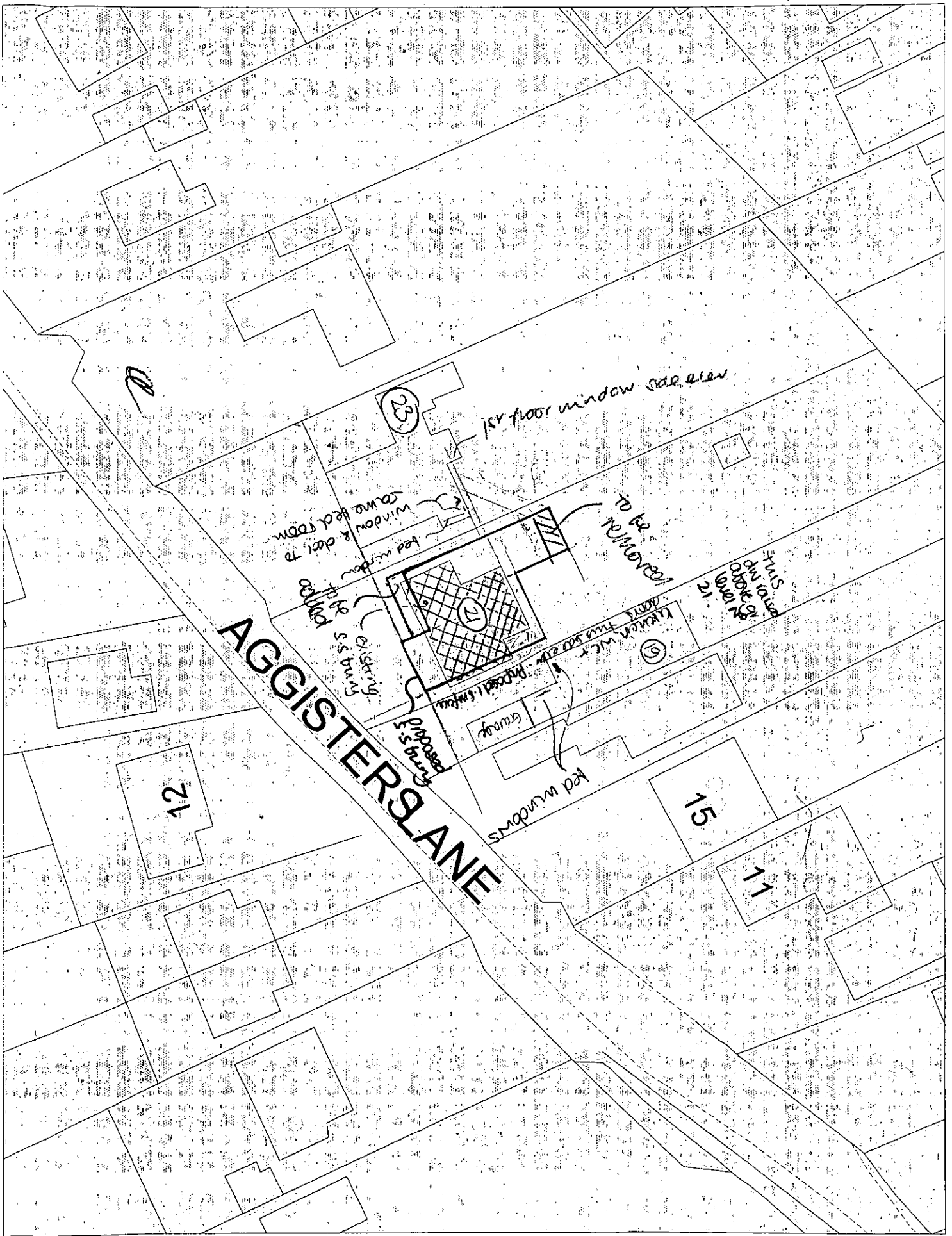
suite

ac

om

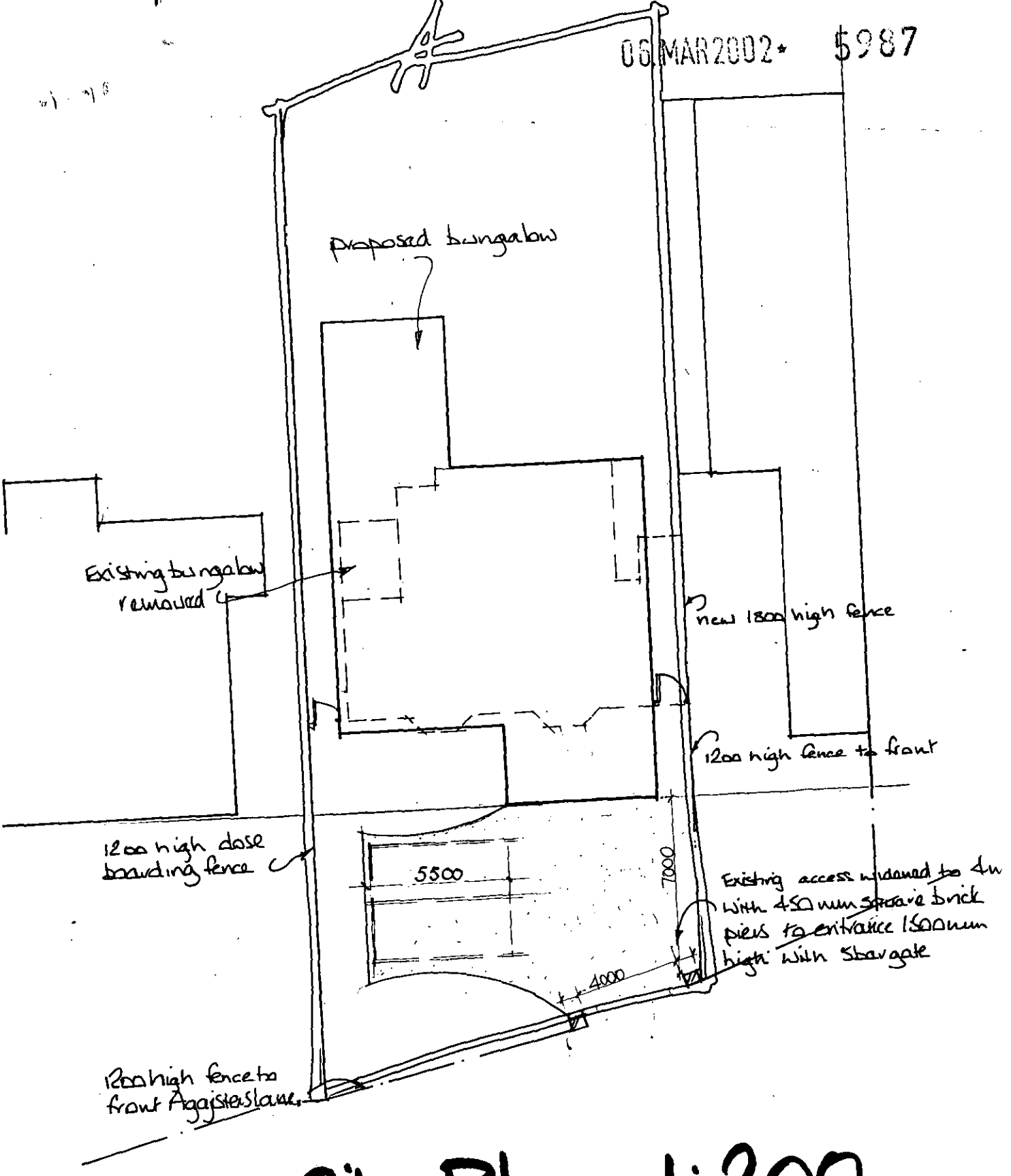
lounge

1200


AGGISTERS LANE
23
1st floor window
To be removed
existing s.s. hung
proposed s.s. hung
Hedge
Hedge
Hedge

applicant phoned 12.05 5/6.
phoned agent 4pm. 5/6
- Reduce length of bed 1 ore no more than 3m
- move first to be in line with N° 23.
- Indent lounge area (as existing) & lower ridge.
- if shift need 21 reconsult
  if just omit no reconsult
  does it meet draft HH guidance
- omit fencing at front.

06 MAR 2002 * $987



Site Plan 1:200

SUPERSEDED

