APPLICATION NO:

F/2002/6047

LOCATION:

46 Butts Hill Road, Woodley Reading.

APPLICANT:

Mr/Mrs Harrison C/O Priest Design Service

PROPOSAL:

Proposed side dormer extension to dwelling to form rooms in loft space and pitched roof to existing side flat roof.

EARLIEST DATE FOR DECISION: **04/04/2002**

28 day expiry 7/4/02

APPLICATION WILL HAVE EXPIRED ON:

29/04/2002

CASE OFFICER: **Francis Leo**

1162

D4

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Harrison
C/O Priest Design Service
Greenlands
22 Dovedale Close
Owlsmoor
Sandhurst
Bucks GU47 0YU

Application Number: F/2002/6047

Parish: **WOODLEY**

Location: **46, Butts Hill Road, Woodley, Reading.**

Proposal: **Proposed side dormer extension to dwelling to form rooms in loft space and pitched roof to existing side flat roof.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed dormer to the side is too large and out of proportion to the main dwelling visually. It is therefore detrimental to the appearance and character of the main dwelling and the character of the area when viewed from the front. As such the development would conflict with policies LBE1 and LBE2 of the Loddon Area Local Plan, policies WOS3 and WBE1 of the Wokingham District Local Plan and policy EN4 of the Berkshire Structure Plan.

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.

Informative

2. The applicant is invited to discuss a revised scheme with the Council with a view to a possible approval.

Anna Cronin
Head of Planning & Transportation
Date: 26/04/2002

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.

6047

HIGHWAYS CONSULTATION SHEET - If an increase in no. of bedrooms.

From: Francis Leo **Date:** 11 March 2002

Application Number: F/2002/6047

Proposal: Proposed side dormer extension to dwelling to form rooms in loft space and pitched roof to existing side flat roof.

Parish: WOODLEY TOWN

Site Address:
46, Butts Hill Road, Woodley, Reading.

Applicant:
Mr/Mrs Harrison C/O Priest Design Service.

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).

C122, R122

C13) (INSERT: additional rooms), R137.

Signed: _____ **Print name:** Adam 13/03/02

WORK SHEET FOR : Francis Leo

Application Number : F/2002/6047

Applicant : Mr/Mrs Harrison C/O Priest Design Service.

Location : 46, Butts Hill Road, Woodley, Reading.
Proposal : Proposed side dormer extension to dwelling to form rooms in loft space and pitched roof to existing side flat roof.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 26/3/02

Date Registered : 04/03/2002

Earliest Date for Decision : 04/04/2002

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

This application will have expired on: 29/04/2002. 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 : no objection but with conditions.

Planning Issues : I'd Pett

LBE1, LBE2

WOS3, WBE1

EN1

Application Number: F/2002/6047 **Officer : Francis Leo**
46 Butts Hill Road, Woodley, Reading

Appraisal :

Development
Proposed side dormer extension to dwelling to form rooms in loft space and pitched roof to existing side flat roof.

The site is a detached property located in the identified settlement of Woodley within the Loddon Area Local Plan and Wokingham District Local Plan.

Impact upon neighbouring properties
The adjoining property no 44 to the north is located some 10m away. The proposed width of dormer is 2.4m considered acceptable at this part of the roof with a window with obscured glazing. Hence it is felt the proposal would have no adverse impact upon the neighbouring property.

Impact upon the character of the area
The site is a chalet type bungalow with a high pitched roof. The existing building is in proportion and pleasing in appearance. The proposed dormer to the side is very large extending 6.8m from near the top of the ridge of the main building to a point about 300mm just before the gutter level. The dormer is out of proportion to the main roof and appears massive, hence it is detrimental to the character and appearance of the existing building and the area.

[redacted]

The proposed alteration at the front from a flat roof to a pitched roof would help to improve the appearance of the dwelling and is therefore considered acceptable.

Recommendation : approval ☐ **Refusal** ☑

Application Number: F/2002/6047

Appraisal :

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

Application Number F/2002/6047
Conditions/Reasons for Refusal

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

Reason for refusal

The proposed dormer to the side is too large and out of proportion to the main dwelling visually; it is therefore detrimental to the appearance and character of the main dwelling and the character of the area when viewed from the front. As such the development would conflict with policies LEB1 and LEB2 of the Loddon Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan and policy EN4 of Berkshire Structure Plan.

(2) (1) the applicant is invited to discuss a revised scheme with the council. with a view to ~~an approach~~ a possible approval.

Informative for approvals

N16

(1)

LODDON AREA LOCAL PLAN POLICIES: LBE1, LBE2

~~SOUTH EAST AREA LOCAL PLAN POLICIES:~~

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1

~~GREEN BELT LOCAL PLAN POLICIES:~~

BERKSHIRE STRUCTURE PLAN POLICIES: EN1

~~MINERALS LOCAL PLAN POLICIES:~~

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: 26.4.02

OK

RECORD OF SITE VISIT

SITE ADDRESS: 46 Butts Hill Road
Woodley Reading.

APPLICATION NUMBER: F/2002/6047

OFFICER: Francis Leo

DATE OF SITE VISIT: 26/3/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Mainly 2 storey detached houses long front and rear gardens

3. DESCRIPTION OF SITE/BUILDING Chalet type bungalow with high pitched roof. Rear conservatory. Large garden at front and very long garden at rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES
No44 has 2 window at ground fl. Flank wall. But doesn't affect it because of distance bet the two dwellings

5. SITE CONSTRAINTS

TREES At front.

ACCESS/PARKING - at front.

LEVELS

BOUNDARY TREATMENT 4m hedge ~~bet~~ at 44 and 46. At the rear/front

OTHERS 1.8m timber fence bet No 46 and 48

Priest Design Service

ENGINEERING BUILDING CONSULTANT

Consultant
R.A.Priest Eng, Tech.(AMIMGTech E) A.M.A.S.I.

Greenlawns" , 22, Dovedale Close, Owlsmoor,
Sandhurst, Berkshire. **GU47 0YG.**
Telephone No. 01344-778257

PLANNING SERVICES	HPT 54404
POL	TLS
DC FL	ENF
APP	
CS	
19 MAR 2002	
COPIES TO	ACK:
	FILE:

Our ref: RAP/DF/1711

Your ref:

Francis Leo - F/2002/6047

Wokingham District Council,
Shute End,
Wokingham,
Berks,
RG40 1BN.

18th March 2002

Dear Francis Leo

RE : Town Planning - Proposed Side Dormer Extension to Dwelling to form Rooms in loft Space and Pitch Roof to existing Flat Roof at 46, Butts Hill Road, Woodley, Reading

I confirm receipt of your acknowledgement letter dated 11h March 2002 together with your compliments slip requesting the drawings to show the parking on the block plan and which rooms are bedrooms.

I therefore enclose six copies of the revised drawings for your approval.

Yours sincerely,

R.A.Priest.

Application Number : F/2002/6047	Map No : 42
Case Officer : PL	Site Area : 0.10
Valid Date : 4/03/02	Received Date: 04/03/2002

Level : Delegated Application

Description : Proposed side dormer extension to dwelling to form rooms in loft space and pitched roof to existing side flat roof.

Location : 46, Butts Hill Road, Woodley, Reading.

Parish : WY Ward : COR

Applicant : Mr/Mrs Harrison C/O Priest Design Service.

Fee Required: £95 Fee Received: £95 (7)

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	SHOW PROPOSED DEVELOPMENT. NO. OF BEDROOMS? - PARKING LAYOUT?	12/03	
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

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 ✓ – IF AN INCREASE IN NO. OF BEDROOMS.

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

NEIGHBOURS

S/W + see map

OTHERS

No pre-apps

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

Tel: 0118 974 6502

Date: 11 March 2002

My ref: F/2002/6047

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor Dredge
67 Welford Road
Woodley
RG5 3QS

Dear Councillor

Application Number: F/2002/6047
46, Butts Hill Road, Woodley, Reading.
Proposed side dormer extension to dwelling to form rooms in loft space and pitched roof to existing side flat roof.

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 **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6047**
46, Butts Hill Road, Woodley, Reading.
Proposed side dormer extension to dwelling to form rooms in loft space and pitched roof to existing side flat roof.
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 Dredge

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

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

Tel: 0118 974 6502

Date: 11 March 2002

My ref: F/2002/6047

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

Dear Councillor

Application Number: F/2002/6047
46, Butts Hill Road, Woodley, Reading.
Proposed side dormer extension to dwelling to form rooms in loft space and pitched roof to existing side flat roof.

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

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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 **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6047**
46, Butts Hill Road, Woodley, Reading.
Proposed side dormer extension to dwelling to form rooms in loft space and pitched roof to existing side flat roof.
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 McCann

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

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

Tel: 0118 974 6502

Date: 11 March 2002

My ref: F/2002/6047

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Councillor

Application Number: F/2002/6047
46, Butts Hill Road, Woodley, Reading.
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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 **Francis Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Francis Leo** Application Number: **F/2002/6047**
46, Butts Hill Road, Woodley, Reading.
Proposed side dormer extension to dwelling to form rooms in loft space and pitched roof to existing side flat roof.
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 Lennard

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

Received by Wokingham District Council

Application No: F/2002/6047

Proposal:
Proposed side dormer extension to dwelling to form rooms in loft space and pitched roof to existing side flat roof.

Location:
46, Butts Hill Road, 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 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/2002/6047 to enable the library staff to locate the correct information.

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

11 March 2002

Organisation_Name	Building_Name	address1	Postcode
		~~46BUTTS HILL ROADREADING~~	~~RG5 4NH~~
		48BUTTS HILL ROADREADING	RG5 4NH
		44BUTTS HILL ROADREADING	RG5 4NH
		55BUTTS HILL ROADREADING	RG5 4NJ
		57BUTTS HILL ROADREADING	RG5 4NJ
		59BUTTS HILL ROADREADING	RG5 4NJ

Neighbour Notification List

1769a

6047
04 MAR 2002* 6047

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER,
WOKINGHAM DISTRICT COUNCIL,
PLANNING DEPARTMENT,
P.O. Box No. 157,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKSHIRE, RG11 1WR

FOR OFFICE USE ONLY

1. APPLICANT'S NAME: MR & MRS HARRISON
ADDRESS: 46 BUTTS HILL ROAD
NOODLEY READING BERKS
POST CODE: RG5 4NH. PHONE: 0118 944-2795

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: PRIEST DESIGN SERVICE
ADDRESS: GREENLAWNS, 122, DOVEDALE CLOSE
ANSNOR, SANDHURST BERKS
POST CODE: GU47 0YG PHONE: 01344-778257

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: ATTACHED.

4. WHAT IS THE APPLICATION FOR ?
Give brief details and state for what purpose this site and any buildings will be used.
LOFT CONVERSION & FALSE PITCH OVER FLAT ROOF GRANDS FLOOR BUILDING

5. Give the area in hectares or part of a hectare
AREA OF SITE: SEE PLAN

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: 1711/1 & 2.

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
NOT VACANT.

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.

ROOFING TILES TO MATCH.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXISTING FENCE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXISTING SYSTEM

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES

If no, please give details N/A

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

N/A.
YES
N/A

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

NO

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

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

*STATE No. OF HABITABLE ROOMS

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

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

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

£95-00.

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

SIGNED R Brett ON BEHALF OF MR & MRS HARRISON DATE 1st MARCH 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".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

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".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

Application No. 04.MAR2002* 6047

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

❶ 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.

❷ 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

❸ 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) .....

.....

❹ Notice of the application as attached to this Certificate, has been published in the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

OR

● 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) Insert description of steps taken

(b) . . . . . .

. . . . . .

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

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

(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).

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an *agricultural holding*. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the *date of the application*, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . R.A. Frost . . . . . .

On behalf of . MR. & MRS. HARRISON . . . . . .

Date . . 1ST MARCH 02. . . . . .

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

PC 23 150 046

ADDRESS 46 BUTTS HILL ROAD PARISH WOODLEY

PLOT No. ORD. SHEET No. SU.7673(4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
27/57	Mr. W. J. Lewington	Outline	12.2.57	NIA. CIK
872/57	Mr. W. G. Timperley	Detached Bungalow	12.11.57	App. App
0/308/66	Mr. G. F. Elliot	outline - 1 dwelling at Rear of 46 & 48	2.1.67	NIA. Refus
PD/130/68	Mr. Timperley	Conservatory	14.3.68	IQApp. NI
568/71	"	Single Storey Ext. garage	17.6.71	App C/A
37146	Withdrawn 25.01.91			

DATE OF COMPLETION October 1958

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

04.MAR2002*



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Development Control Section, Environmental Services, Wokingham District Council.
7 March 2002 Scale: 1 : 1250