SYSTEMS LTD

SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/3043

LOCATION:
33 Culver Lane, Earley Reading.

APPLICANT:
Mr R Harris C/O Mr R Wesolowski

PROPOSAL:
Proposed single storey rear extension to dwelling. Removal of existing garage and erection of new detached garage.

EARLIEST DATE FOR DECISION: **21/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 09/02/2001

CASE OFFICER: **Farah Humayun**

(FH)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Harris
C/O Mr R Wesolowski
15 Wheelton Close
Earley
Berkshire
RG6 7YD

Application Number: F/2000/3043

Parish:	**EARLEY**
Location:	**33, Culver Lane, Earley, Reading.**
Proposal:	**Proposed single storey rear extension to dwelling. Removal of existing garage and erection of new detached garage.**

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

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

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

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

Condition
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

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

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

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

Informative
1. The applicant is reminded that this permission/consent/approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

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

Informative

3. 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 LTV1.

Loddon Area Local Plan Policy LBE1.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 08/02/2001

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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3043	PH
BUILDING CONTROL NUMBER.	F/2000/1414 Part.	
~~APPLICANT~~/AGENT	Mr R. Wesolowski	
ADDRESS OF SITE	33. Culver Lane EARLEY	
DESCRIPTION OF PROPOSED WORK	S/s rear ext (+ detached garage) – DC only	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	rec'd 15/12/00	rec'd 18/12/00
FLOOR PLANS	– "	– "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/2/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	21/2/01	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 28 December 2000

Application Number: F/2000/3043

Proposal: Proposed single storey rear extension to dwelling. Removal of existing garage and erection of new detached garage.

Parish: EARLEY TOWN

Site Address:
33, Culver Lane, Earley, Reading.

Applicant:
Mr R Harris C/O Mr R Wesolowski.

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.

Signed: _____ **Print name:** Adam Coggins

08/01/01

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/3043

Applicant : Mr R Harris C/O Mr R Wesolowski.

Location : 33, Culver Lane, Earley, Reading.
Proposal : Proposed single storey rear extension to dwelling. Removal of existing garage and erection of new detached garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		17/01/01

Date of Neighbour Notifications : .....

Date of Site Visit : 17/01/01

Date Registered : 15/12/2000

Earliest Date for Decision : 21/01/2001

Latest Consultation Date/Site Notice Expiry Date : 21/01/2001

This application will have expired on: 09/02/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

EARLEY TOWN COUNCIL - No objection, PO asked to note the concerns raised by resident.

HIGHWAYS - Rec. approval subject to conditions.
NEIGHBOUR - Objection (1) - Concerns of encroachment

Planning Issues :

* IMPACT UPON NEIGHBOURING PROPERTIES
* IMPACT UPON THE STREET SCENE.

Application Number: F/2000/3043

Appraisal :

IMPACT UPON NEIGHBOURING PROPERTIES

The app being considered is prop s/st real extens to dwelling. Removal of existing garage and erection of new detached garage. The prop s/st exten has a flat roof design which stands at 3 metres. The prop. exten has no side facing windows. There is

The exten. projects 3.9 metres in length. This is 90 cm further than the existing rear elev of the kitchen. The prop. exten will project as far as an existing s/st ext to No 31. There is a 1.8 m ht fence on the shared boundary. Therefore it is not considered the prop. exten. will have an adverse impact upon the res. amenity of No 31. The plans indicate a distance of 50 mm between the exten + shared boundary. The plans do not indicate that any form of encroachment will take place. However the applicant is advised to apply for Building Regulations to assess any structural issues assoc. with this distance.

The prop. garage has a pitched roof which stands at 2 m to the eaves and 4 metres to the pitch. The garage is located 2 m back from the rear elev of prop. exten. To the boundary with No 37 there is an existing garage. Therefore it is not considered the prop. garage will have an adverse impact upon the res. amenity of neighbouring properties.

IMPACT UPON STREET SCENE

The prop rear exten. will not be visible from the street. The prop. garage will be set back 15 metres from the front elev. of the prop so it is not considered that the prop. dev will have an adverse impact upon the character of the street scene.

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

Application Number F/2000/3043
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	SIDE ELEVATIONS OF THE EXTENSION
4	C049	R049	
5	C122	R122	
			INFORMATIVE
			N04
			N06

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WDS3, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: LTU1
MINERALS LOCAL PLAN POLICIES:

John Mitchell
8/2/01

RECORD OF SITE VISIT

SITE ADDRESS: 33 Culver Lane Earley Reading. APPLICATION NUMBER: F/2000/3043	OFFICER: Farah Humayun DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - FRT OF PROP.

2. DESCRIPTION OF SURROUNDINGS

RES

3. DESCRIPTION OF SITE/BUILDING

SEMI-DET.. ~~NO EXISTING~~
WITH ATT GARAGE.

4. RELATIONSHIP TO ADJOINING PROPERTIES

1.8 M CB FENE TO NO 31 - CONTINUES AS HEDGING. NO SIDE FAC WINDOWS - EXISTING S/SI EXT. EXTENSIVE REAR GDN - HEDGING REDUES TO CHAIN LINK TO END. NO 35 - EXISTING GARAGE.

GARA - HEDGING - 1 SIDE FACING WINDOW. - 2 M HEDGING

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING 2/3 SPACES

LEVELS —

BOUNDARY TREATMENT AS ABOVE

OTHERS —

Applicationo	Name & Address
F/2000/3043	M Iqbal 31 Culver Lane Earley RG6 1DX

App. approved
Letter sent 20/02/01

38966

FROM: Farah Humayun

DATE: 28 December 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/3043

Proposal: Proposed single storey rear extension to dwelling. Removal of existing garage and erection of new detached garage..

Site Address: 33, Culver Lane, Earley, Reading.

Applicant: Mr R Harris C/O Mr R Wesolowski.

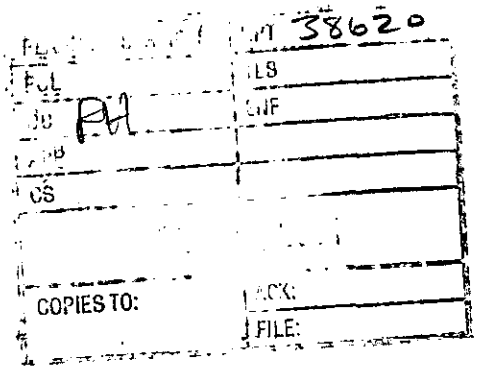
Your observations are required in respect of this application **by 21/01/2001** .

Whilst Councillors had no objection to this proposal, the Planning Officer is asked to note the concerns raised by a neighbouring resident.

SIGNED: _____ DATE: 18 JAN 2001

Clerk To Earley Parish/Town Council.

33, Culver Lane,
Earley,
Reading.
RG6 1DX.



FAO: John Mitchell
Environmental Services Department
Planning Services
Wokingham District Council
P. O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Your Ref: Farah Humayun – F/2000/3043

10th January 2001.

Dear Sir,

Re: Planning Application Number: F/2000/3043

As per your recent letter concerning possible encroachment onto, over or under neighbouring property I hereby confirm that no part of the plans submitted will cross any neighbour boundaries.

Yours faithfully,

R. A. Harris

Robin A. Harris.

Tel: 0118 9626333

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: January 18, 2001
My ref: FH/F/2000/3643
Your ref:

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

Mr R Wesolowski
15 Wheelton Close
Lower Earley
RG6 7YD

Dear Mr Wesolowski

PLANNING APPLICATION F/2000/3643
PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING, REMOVAL OF EXISTING GARAGE AND ERECTION OF NEW DETACHED GARAGE

I am writing with reference to the above and to request clarification on the issue of encroachment of the above application. From the plans submitted there is a distance of 50mm marked between the boundary with 31 Culver Lane and the proposed side elevation of the single storey rear extension. However I require confirmation that no part of the development, including the foundations, eaves and gutters, overhang or encroach on, under or over the adjoining property.

If any encroachment will take place I must request that a Section 66 Certificate is returned and the neighbouring property is notified of the proposal.

If you require any further information regarding this matter, please do not hesitate to contact me.

Yours sincerely

MISS F HUMAYUN
Planning Assistant

Tel: (0118) 974 6482 (Direct Line)
Fax: (0118) 974 6484
E-Mail Farah.Humayun@wokingham.gov.uk
Date: January 17, 2001
My ref: FH/F/2000/3043
Your ref:

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

Mr Robin Harris
33 Culver Lane
Earley
Reading

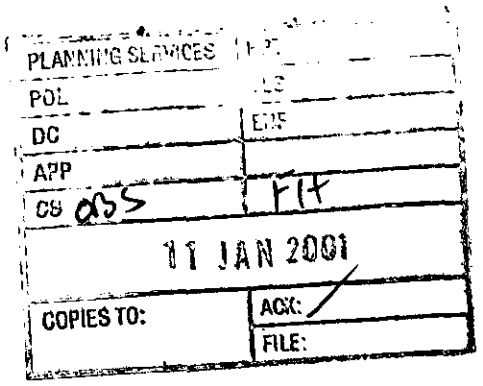
Dear Mr Harris

PLANNING APPLICATION F/2000/3043
PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING. REMOVAL OF EXISTING GARAGE AND ERECTION OF NEW DETACHED GARAGE

I am writing to request a site visit to the property as part of procedure of the planning application. I visited the property on 17 January at 11.45 and found no one to be home. I would appreciate if you could contact me with a convenient date as soon as possible.

Yours sincerely

MISS F HUMAYUN
Planning Assistant



31 Culver Lane,
Earley,
Reading,
Berkshire.
RG6 1DX.

10th January 01.

Wokingham District Council,
Planning Services,
Shute End,
Wokingham,
Berkshire.
RG40 1WR.

Dear Farah,

Application Number: F/2000/3043

Further to my telephone conversation with you last week, I visited Earley Town Council yesterday where I was able to see the plans for the above application. After studying the plans, it became clear almost immediately that the points which I had raised with you last week are of genuine concern. I should point out that this letter and my conversation with you relate purely to the rear dining room extension and not any works associated with the garage. Although I have no objection in principal to an extension, there are certain objections/concerns which I do have:

1. With reference to the trench fill for the foundations. The plan shows a gap of 50mm between the boundary and the trench. *I firmly believe that this is not sufficient enough. There are several issues* which arise here:

A. It is not possible to dig & fill the trench with concrete without disturbing the neighbour's land/soil.
B. When the brickwork commences, it is not possible to do this given the 50mm gap without going into the neighbour's area, be it physically or leaning over the boundary to lay the bricks, do the pointing.
C. When the roof is built, lead or felt put onto it, more working space is required in order not to intrude into the neighbours' area.
D. Sufficient space needs to be left for maintenance work, if required at a later date.

As you are no doubt aware, I commenced with my rear extension last year. You will also no doubt recall the numerous visits made by building regulations when the foundations were being dug at the boundary to number 33. At that time, it became painfully clear that the foundations could not be dug on the boundary without disturbing my neighbour's land. Furthermore, this would mean my builders would have to "lean across onto his land" to complete the brickwork. My neighbour made it absolutely clear that the points above all be adhered to. Despite my unhappiness, digging had to be moved back (10-12 inches), from the boundary so not to interfere in any way, shape or form with number 33. My extension has now been completed. However, I feel that my neighbour should now adhere to all the same rules that my builders and I had to.

I am keen to see that this matter is addressed at this early stage before his buildings works commence so that there are no disputes later.

I look forward to hearing from you.

Yours faithfully,

M. IQBAL

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

Tel: 0118 974 6482

Date: **28 December 2000**

My ref: F/2000/3043

CONFIDENTIAL

Councillor Storry
50 Church Road
Earley
RG6 1HT

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

Dear Councillor

Application Number: F/2000/3043
33, Culver Lane, Earley, Reading.
Proposed single storey rear extension to dwelling. Removal of existing garage and erection of new detached garage.

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

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

If you have any questions please do not hesitate to contact **Farah Humayun** on **0118 974 6482**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/3043**
33, Culver Lane, Earley, Reading.
Proposed single storey rear extension to dwelling. Removal of existing garage and erection of new detached garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Storry

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

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

Tel: 0118 974 6482

Date: **28 December 2000**

My ref: F/2000/3043

CONFIDENTIAL

Councillor Lissaman
46 Palmerstone Road
Earley
RG6 1HL

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

Dear Councillor

Application Number: F/2000/3043
33, Culver Lane, Earley, Reading.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Farah Humayun** Application Number: **F/2000/3043**
33, Culver Lane, Earley, Reading.
Proposed single storey rear extension to dwelling. Removal of existing garage and erection of new detached garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lissaman

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

Received by Wokingham District Council

Application No: F/2000/3043

PROPOSAL:
Proposed single storey rear extension to dwelling. Removal of existing garage and erection of new detached garage.

LOCATION:
33, Culver Lane, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/01/2001. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

28 December 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 15 DEC	
Officer: FH	Application No. F/2000/3643

Map No. 41 Site 0.96
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING, REMOVAL OF EXISTING GARAGE AND ERECTION OF NEW DETACHED GARAGE

Location: 33 CULVER LANE

Parish: EARLEY Ward: Whitegates
28.12.2000

Applicant: MR R HARRIS

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

Enforcement Section (6) to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 28.12.2000 D Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

Encroachment ✓

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

..... No pre apps .....
.....
.....

NEIGHBOURS:

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

03 290 033

ADDRESS 33 CULVER LANE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU.7473 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
4/51	Mr. H.M. Lord	Garage	13/2/51	App. N/A.
FP99/8784	Mr. R. Harris	s/sH/R ext.	15/6/99	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 3043

Householder planning application form

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

1	Your name Address and postcode Phone number	MR ROBIN HARRIS 33 CULVER LANE EARLEY READING.
2	Agent's Name Address and postcode Phone number	MR R. WESOLOWSKI 15 WHEELTON CLOSE LOWER EARLEY RG6 7YD
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	33 CULVER LANE EARLEY. READING.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY REAR EXTENSION REMOVE EXISTING GARAGE & BUILD NEW DETACHED GARAGE
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐ No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	RED BRICKWORK & RENDERED BLOCKWORK, WHITE WINDOWS, BROWN CLAY TILES
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: R. A. [illegible] on behalf of

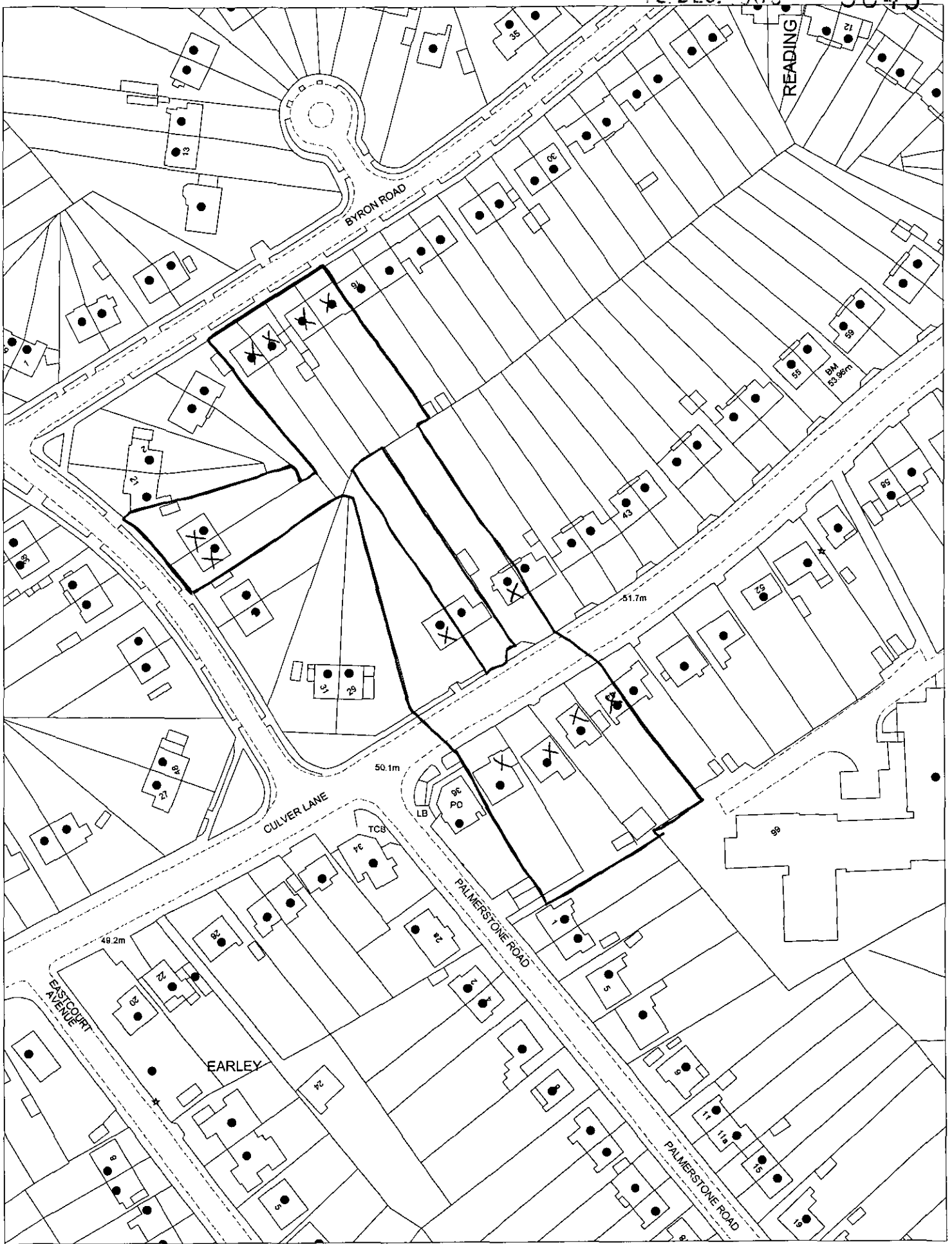
Date 9/12/00

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/3043**
CASE OFFICER: **Farah Humayun**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



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Development Control Section, Environmental Services, Wokingham District Council.
19 December 2000

Scale: 1 : 1250

N
W E
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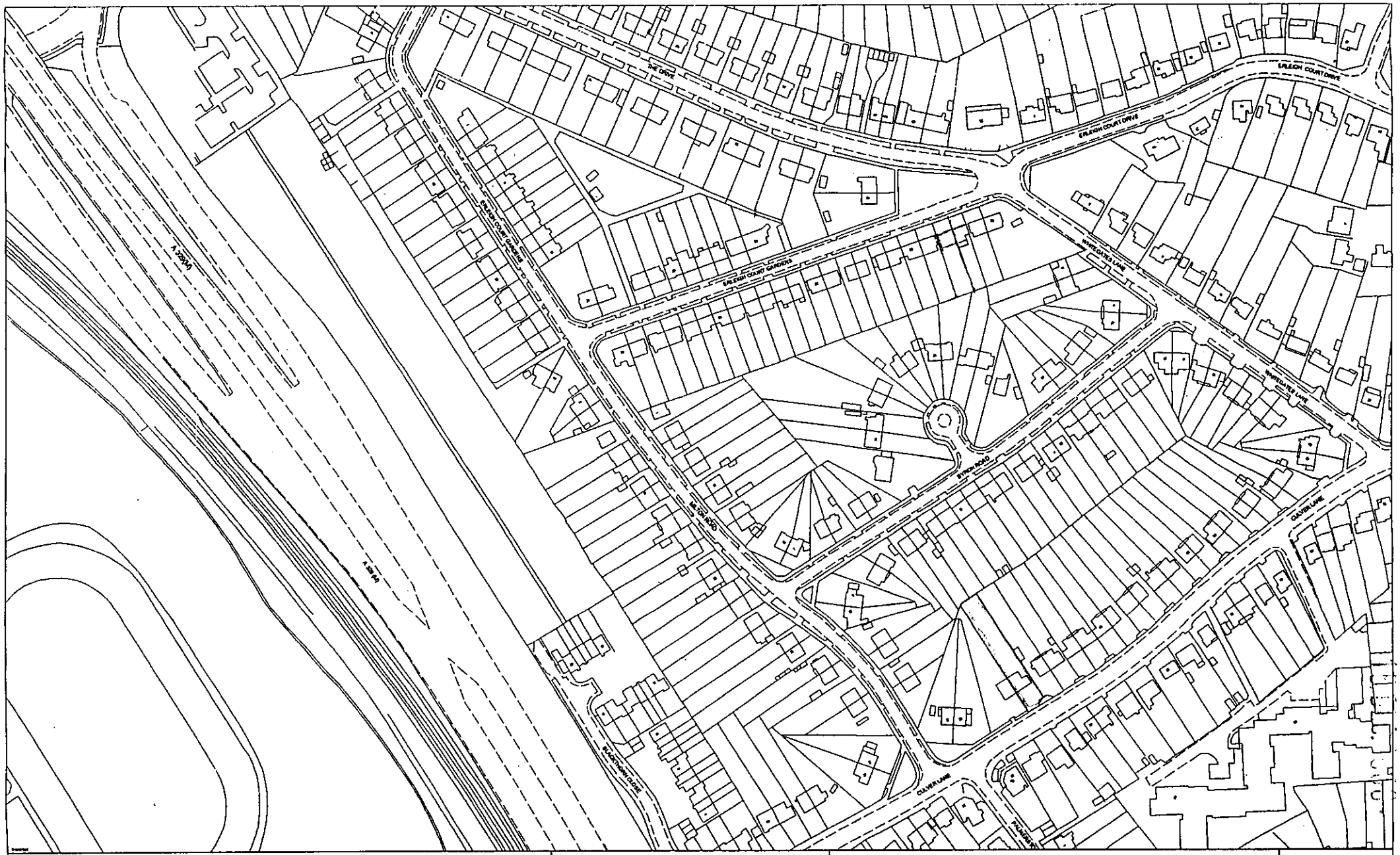

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Site Plan
Scale: 1 to 2500

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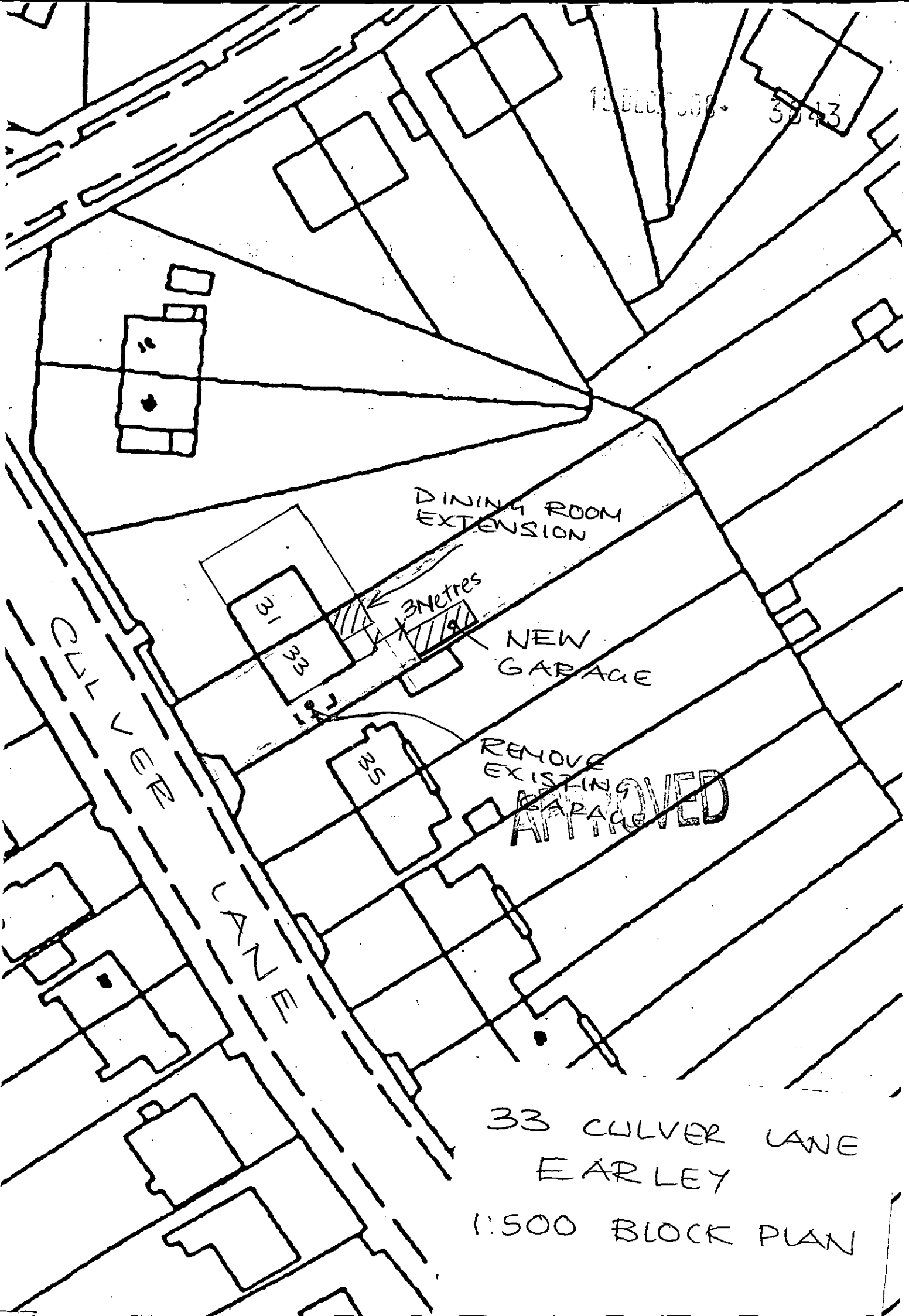
DINING ROOM EXTENSION
3 Metres
NEW GARAGE
REMOVE EXISTING GARAGE
APPROVED
CULVER LANE
33 CULVER LANE
EARLEY
1:500 BLOCK PLAN