APPLICATION NO:
F/2000/2956

LOCATION:
23 Wilderness Road, Earley Reading.

APPLICANT:
Mr & Mrs Harding C/O Haslams (Alistair Wrenn)

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension.

EARLIEST DATE FOR DECISION: **06/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
26/01/2001

CASE OFFICER: **George Allpress**

APPROVED

RAILEX
Marbleboard

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Harding
C/O Haslams (Alistair Wrenn)
156 Friar Street
Reading
Berkshire
RG1 1HH

Application Number: F/2000/2956

Parish:	**EARLEY**
Location:	**23, Wilderness Road, Earley, Reading.**
Proposal:	**Proposed two storey side extension to dwelling and single storey rear extension.**

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

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

Condition
2. All new 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 extensions hereby approved 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. 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 LT6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell
Development Control Manager
Date: 18/01/2001

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	2956	GA
BUILDING CONTROL NUMBER	FP 2001/1843	Ala
APPLICANT/AGENT	Haslams	
ADDRESS OF SITE	23 Wilderness Road EARLEY	
DESCRIPTION OF PROPOSED WORK	2 storey side ext incl loft conversion + s/s rear ext	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	Site/18751 ✓	✓ Site 18751/
ELEVATIONS	18751/08	18751/04/A
FLOOR PLANS	18751/09A 18751/13	— " —

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES? BC -	Side door repositioned slightly	
DATE	29/5/01.	

BC plans inc. loft conversion - old property - no conditions re loft on 2956.

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: George Allpress

Application Number: F/2000/2956

Applicant: Mr & Mrs Harding C/O Haslams (Alistair Wrenn).

Location: 23 Wilderness Road, Earley, Reading.

Proposal: Proposed two storey side extension to dwelling and single storey rear extension.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		18/12/00

Date of Neighbour Notifications : 13/12/00

Date of Site Visit : 21/12/00

Date Registered : 01/12/2000

Earliest Date for Decision : 06/01/2001

Latest Consultation Date/Site Notice Expiry Date : 06/01/2001
10/01/01 (GA)

This application will have expired on: 26/01/2001. 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 :

Highways - comments stipulate internal dimensions of garage and request parking layout for four cars.

At the time of writing no further comments have been received.

Planning Issues : The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2000/2956

Appraisal :

The application property is a detached inter war years style suburban house which is situated on the east side of Wilderness Drive. The other houses nearby are similarly although not uniformly designed.

The application proposes a two storey side extension and a single storey rear extension on the south side of the property, that facing no.25. One additional bedroom is proposed bringing the dwelling to a four bedroom house.

The design of the proposal is in keeping with the character and appearance of the existing dwelling. The existing dwelling has a two storey gabled bay on its south side with the main front elevation recessed behind the bay front. The proposed extension mirrors the existing relationship at first floor level. The new ridge height would match the exiting. A gap of around 1.0 metre would be retained and thus the proposal would not result in a terracing effect. The proposal would therefore not harm the street scene.

In terms of amenity the only dwelling which is potentially impacted upon is no.25. No overbearing impact is considered to result as the extension would be built within existing building lines. No.25 has no habitable room windows impacted upon. The proposed extension would have one side door and a single ground floor window. No material loss of privacy.

The part width single storey rear extension at a depth of just under 3.0 metres is considered within acceptable limits and not to adversely impact on no.25.

The property has an existing drive with separate access and egress points. The internal dimensions of the garage fall short of the Plan Standards by just under 0.4 metres in its length. The width complies. The short fall is not considered such that warrants refusal of permission. Although not demonstrated on the application plans, the front garden drive is capable of providing additional parking provision in compliance with plan policy. Additional drawings are not therefore not considered necessary in this instance.

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

Application Number: F/2000/2926
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
hereby approved.....			INSERT: .....in the side elevations of the extensions
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

John Mercer
18/1/07

RECORD OF SITE VISIT

SITE ADDRESS: 23 Wilderness Road, Earley, Reading.

APPLICATION NUMBER: F/2000/2956

OFFICER: George Allpress

DATE OF SITE VISIT: 21/12/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by detached suburban houses.

3. DESCRIPTION OF SITE/BUILDING Detached two storey single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.25 to the south - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES No trees in the vicinity of the proposed extension.

ACCESS/PARKING Private drive with access and egress points and single storey garage, front parking for two to three cars.

LEVELS Level.

BOUNDARY TREATMENT Hedge and timber fencing

OTHERS None

FROM: George Allpress

DATE: 13 December 2000

DELEGATED
PLANNING SERVICES
PROL | TLS
DC | ENF
APP
CS
22 JAN 2001
COPIES TO: | ACK:
FILE:

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/2956

Proposal: Proposed two storey side extension to dwelling and single storey rear extension..

Site Address: 23, Wilderness Road, Earley, Reading.

Applicant: Mr & Mrs Harding C/O Haslams (Alistair Wrenn).

Your observations are required in respect of this application **by 06/01/2001** .

NO OBJECTION

FILE PLEASE

SIGNED: _____ DATE: 10 JAN 2001

Clerk To Earley Parish/Town Council.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

George Allpress DATE: 9th January 2001

Location:	23 Wilderness Road, Earley, Reading
Proposal:	Proposed two storey side extension to dwelling and single storey rear extension
Application Number:	F/2000/2956

In response to your consultation dated 13th December 2000 for the above application, the tree and landscape comments are as follows:

I have on objections to the proposal in principle. The development proposals will not affect any notable landscape feature, nor will they give rise to an appreciable increase in visual impact. However, there are two existing Laurel hedges (Prunus laurocerasus) along the southern (adjacent to No 25 Wilderness Road) and western (Wilderness Road) boundaries which provide an attractive edge to the property and which should be retained. The applicant should be required to produce for approval protective fence details for in order to ensure the successful retention of these hedges.

ROBERT PETROW
Consultant Landscape Architect

Revised after
15/01/01

To:
Neil Etherington
Senior Arboricultural Officer

(4)

From: George Allpress

Date: 13 December 2000 15 DEC 2000

Application Number: F/2000/2956

Proposal: Proposed two storey side extension to dwelling and single storey rear extension..

Site Address:
23, Wilderness Road, Earley, Reading.

Applicant:
Mr & Mrs Harding C/O Haslams (Alistair Wrenn).

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

No LIS features affected
protect boundary hedge side & front
(Prunus laurocerasus)

Received by Wokingham District Council

Application No: F/2000/2956

PROPOSAL:
Proposed two storey side extension to dwelling and single storey rear extension.

LOCATION:
23, Wilderness Road, 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/01/2001. 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

13 December 2000

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

Tel: 0118 974 6442

Date: **13 December 2000**

My ref: F/2000/2956

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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/2000/2956
23, Wilderness Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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

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

If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2956**
23, Wilderness Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

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

Tel: 0118 974 6442

Date: **13 December 2000**

My ref: F/2000/2956

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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
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Dear Councillor

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23, Wilderness Road, Earley, Reading.
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If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2956**
23, Wilderness Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: 0118 974 6442

Date: **13 December 2000**

My ref: F/2000/2956

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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/2000/2956
23, Wilderness Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

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

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

If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2956**
23, Wilderness Road, Earley, Reading.
Proposed two storey side extension to dwelling and single storey rear extension.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

Your Ref:

Our Ref: AW/nbmf/18751

Date: 29 November 2000

HASLAMS

156 Friar Street Reading
Berkshire RG1 1HH

Tel: 0118 960 1010
Fax: 0118 960 1022

Email: info@haslams-surveyors.co.uk
Web: www.haslams-online.co.uk

Direct Line: 0118 960 1032
Mobile Telephone: 07879 600068
Direct Email: aw@haslams-surveyors.co.uk

Environmental Services Department
Wokingham District Council
P.O. Box No. 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

01.NOV.2000* 2956

Dear Sirs

PLANNING APPLICATION FOR TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION AT 23 WILDERNESS ROAD, EARLEY RG6 7RU

I write as agent for owners of the above property and herewith enclose a Planning application.

For your information, enclosed are the following as requested:

- 6 copies of the application form signed and dated
- The fee of £95
- 6 copies of a location plan at 1:2500 scale with the site outlined in red
- 6 no. copies of a 1:500 scale site layout plan
- 6 copies of the existing and proposed floor plans and elevations
- 6 copies of the site plan showing location of trees on site

Should you have any queries or require any further information please do not hesitate to contact me. I await your confirmation in receipt of this application.

Yours faithfully

Alistair Wrenn

Alistair Wrenn BSc ARICS
HASLAMS

Encl.

cc: Mr & Mrs Harding

Associates
Christopher D Moore FRICS
Conrad R B Hill ARICS

Consultants
David J Pantling MA MRTPI ARICS TP
Matt Andrews RIBA FFB
James H Attewell
Stephen P Woodford

Partners
Steven D R Smith BSc (Est Man) FRICS FCIArb
John H Short BSc (Est Man) FRICS
John Garlick FRICS
Keith Walker DipArb FRICS
Matthew S Ward BSc (Hons) ARICS
Ian L Brindley ARICS

Practice & Marketing Manager
Sandra Brown

Chartered Surveyors & Valuers
Corporate Property Consultants
Business Space Agents
Planning & Development Consultants
Building Surveyors & Project Designers
Managing Agents & Arbitrators

Established 1838

With Haslams Estate Agents & Auctioneers

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 13 December 2000

Application Number: F/2000/2956

Proposal: Proposed two storey side extension to dwelling and single storey rear extension.

Parish: EARLEY TOWN

Site Address:
23, Wilderness Road, Earley, Reading.

Applicant:
Mr & Mrs Harding C/O Haslams (Alistair Wrenn).

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).

Comments

(1) The garage must have minimum internal dimensions of 2.5m x 5.0m.

(2)

Please could Highways have an additional plan showing the parking layout for 4 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the driveway must also be clearly shown.

Signed: _____ **Print name:** Adam Coggins 18/12/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	01 DEC 2000
Officer: GA	Application No. F/2000/2956

Map No. 52. **Site** 0.10
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION

Location: 23 WILDERNESS ROAD

Parish: EARLEY Ward: REDHATCH
13.12.00

Applicant: MR | MRS HARDING

Fee Received 95-00 (3) 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	Parking - Vehicles?	13.12.00	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 13.12.00 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) ...✓...

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:

.....S/N + See map.....

Environmental Services

For office use only.
Application number: 01.NOV.2006 2.56

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 AND MRS HARDING 23 WILDERNESS ROAD EARLEY RG6 7RU
2	Agent's Name Address and postcode Phone number	HASLAMS (ALISTAIR WRENN) 156 FRIAR STREET READING BERKSHIRE RG1 1HH 0118 9601032
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.	23 WILDERNESS ROAD EARLEY RG6 7RU
4	About the application Give brief details of the proposal for example, two storey side extension.	TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION
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 [X] No [ ] NONE CUT DOWN
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	MASONRY PAINTED RENDER ON CAVITY BLOCKWORK WALLS. RED PLAIN ROOF TILES TO MATCH EXISTING.
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 [X]
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes [ ] No [X]

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 4	Proposed: 5
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

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

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

Certificate A

I certify that

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

Certificate B

I certify that

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

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

None of the land forms part of an agricultural holding.

Your signature: A. Wh...

on behalf of MR AND MRS HARDING

Date 28 NOVEMBER 2000

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

ADDRESS 23 WILDERNESS ROAD PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU.7471 (52

BUILDER

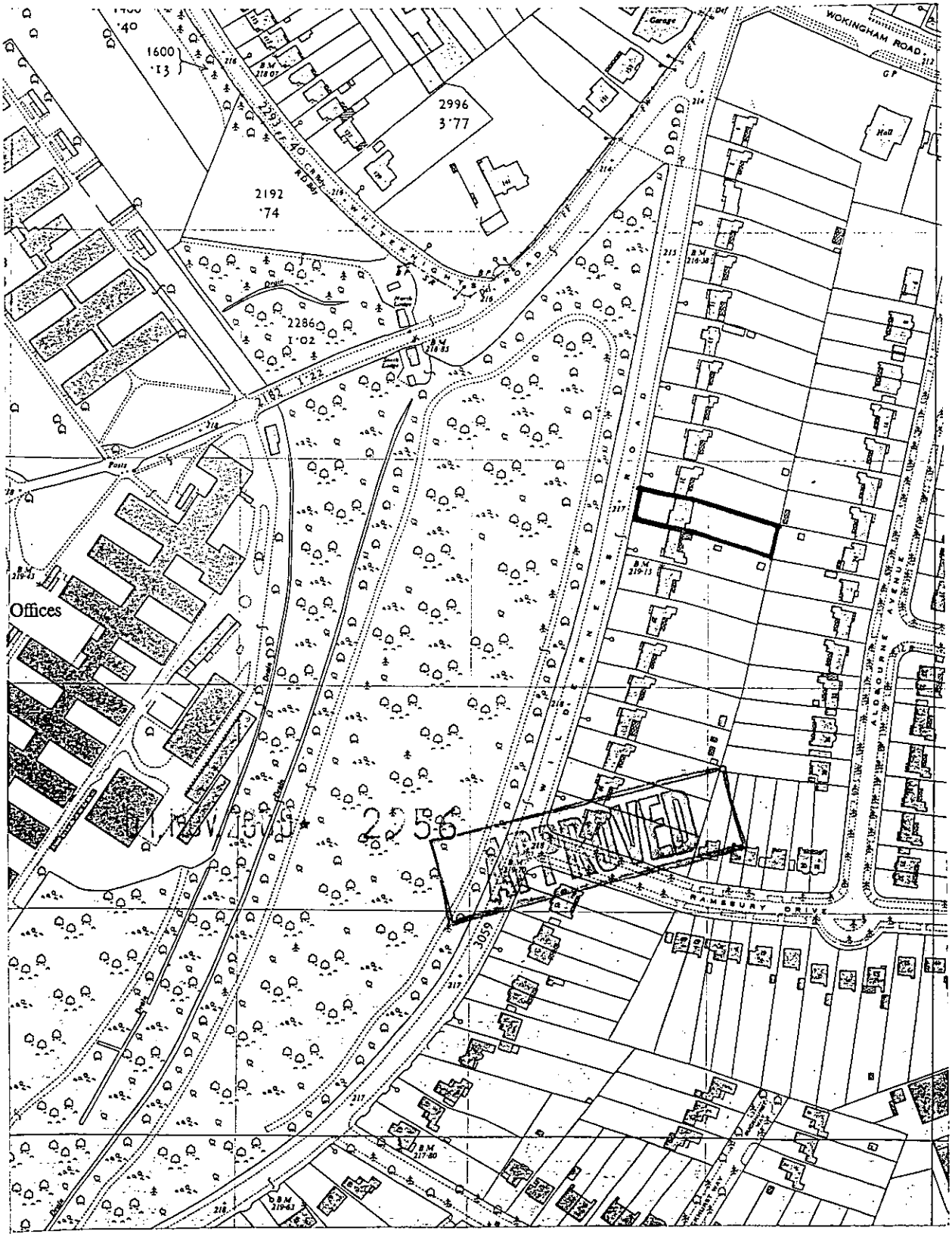
Plan No.	Applicant	Description of Development	Date of Decision	Decision

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



HASLAMS
0118 960 1010
Email: info@haslams-surveyors.co.uk Fax: 0118 960 1022
156 Friar Street Reading Berkshire RG1 1HH

LOCATION PLAN
23 WILDERNESS ROAD, EARLEY

Scale: 1:2500

Ref: 18751/LOC

Date: 24/11/2000

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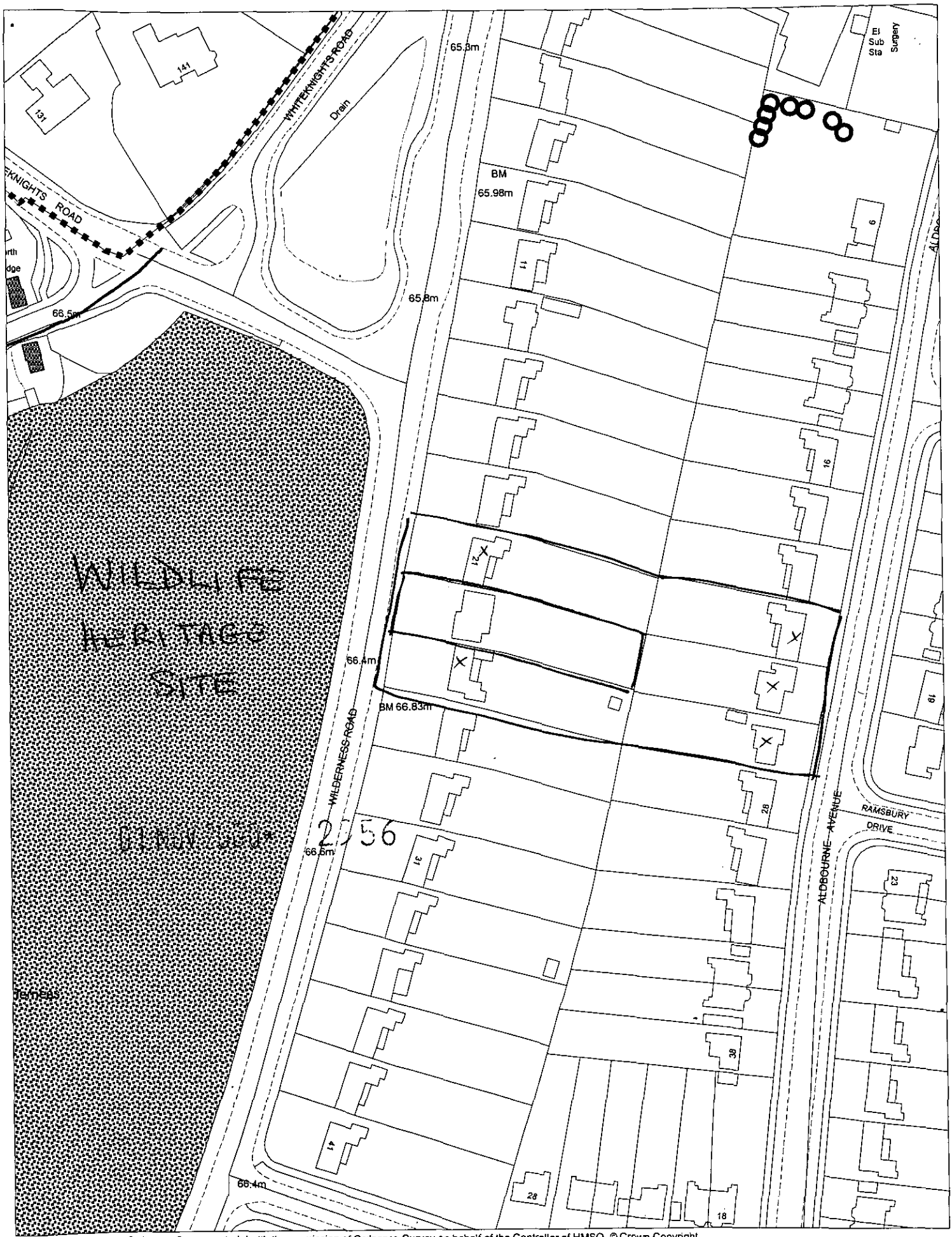

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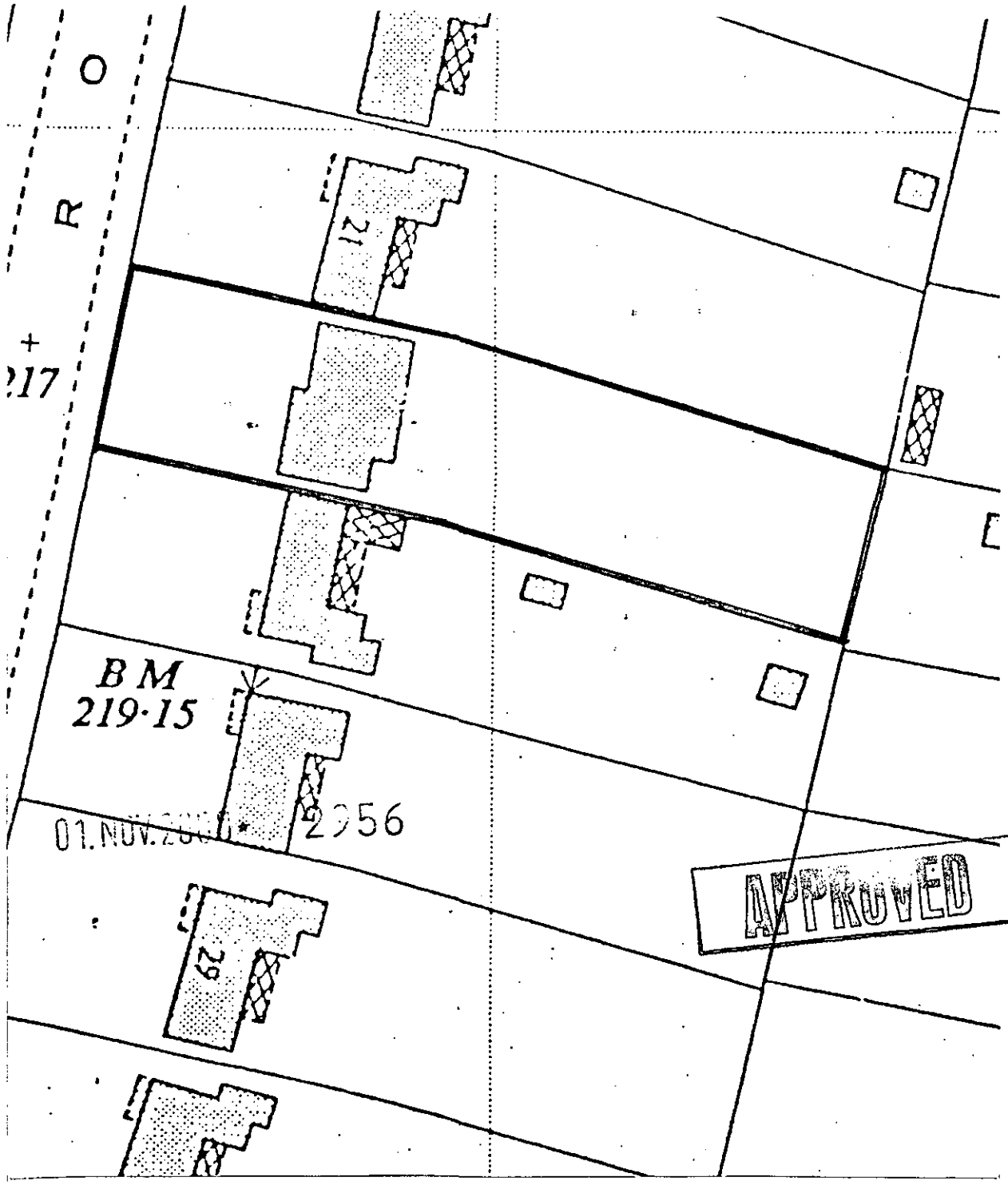
Development Control Section, Environmental Services, Wokingham District Council.
11 December 2000

Scale: 1 : 1250



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SITE PLAN
23 WILDERNESS ROAD, EARLEY

Scale: 1:500

Ref: 18751/SITE

Date: 24/11/2000

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