APPLICATION NO:
F/2000/2988

LOCATION:
545 Reading Road, Winnersh Wokingham.

APPLICANT:
Mr & Mrs K Pierce C/O B W Design

PROPOSAL:
Proposed single storey side extension to dwelling and conversion of existing garage to room.

EARLIEST DATE FOR DECISION: **11/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
01/02/2001

CASE OFFICER: **John Leggett**

RAILEX
Marbleboard

EASIFILE ED7

(JL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs K Pierce
C/O B W Design
55 Wavell Road
Maidenhead
Berkshire
SL6 5AB

Application Number: F/2000/2988

Parish: **WINNERSH**

Location: **545, Reading Road, Winnersh, Wokingham.**

Proposal: **Proposed single storey side extension to dwelling and conversion of existing garage to room.**

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

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

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

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) 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
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 in the flank wall of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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

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

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:

Loddon Area Local Plan Policies LBE1 and LBE2.

Deposit Draft Wokingham District Local Plan Policy WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 16/01/2001

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	2988	JL
BUILDING CONTROL NUMBER.	BP 2001/1592	Paul
~~APPLICANT~~/AGENT	B.W. Design	
ADDRESS OF SITE	545 Reading Road WINNERSH	
DESCRIPTION OF PROPOSED WORK	S/S side ext & garage conversion	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1248/5	1248/5
ELEVATIONS	— "	— "
FLOOR PLANS	1248/4	1248/4

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	16/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	23/2/01	

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	

Tel: (0118) 974 6502 (Direct Line)
E-Mail: john.leggett@wokingham.gov.uk
Date: 19th January 2001
My ref: F/2000/2988
Your ref: SP\2001\002942\001

Environment Agency
Swift House
Frimley Business Park
Frimley
Camberley
Surrey
GU16 7SQ

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 or Madam:

RE: SINGLE STOREY EXTENSION 545 READING ROAD

I refer to your letter received on the 26th January with reference to the above.

I thank you for your comments on the above application, however they were not received until after the end of the consultation period, and after the decision to approve the application had been taken. I have not been able to include your comments on the decision notice as informative information or conditions. We are at present under great pressure to meet central governments eight-week target for the processing of planning applications. As a result of this for consultation requests that are not responded to within the prescribed 21 days from the date of our request we have to assume you have no comments to make.

Should you wish to discuss any matter further please do not hesitate to contact John Leggett on the above direct line number.

Yours sincerely

pp

M L THORP
Principal Development Control Officer

Our ref: SP\2001\002942\001 39145
Your ref: F/2000/2988

Date: 23rd January 2001

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
26 JAN 2001	
COPIES TO:	ACK:
	FILE:

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: John Leggett

Dear Sir

SINGLE STOREY SIDE EXTENSION
545 READING ROAD, WINNERSH, WOKINGHAM

Thank you for your letter dated 18 December 2000 which was received on 21 December 2000. You are asked to quote the following reference in any correspondence: SU77SE/8/29. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

ADVICE TO PLANNING AUTHORITY

Environment Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Reference	*Distance from site*	*Landfill name*
SU 772 712	190 metres	Reading Road

In view of the distance involved, the form of development proposed and the type of fill, it is considered unlikely that landfill gas will present a risk to this proposal.

ADVICE TO APPLICANT

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: B W Design, 55 Wavell Road, Maidenhead, SL6 5AB

WORK SHEET FOR : John Leggett

Application Number : F/2000/2988

Applicant : Mr & Mrs K Pierce C/O B W Design.

Location : 545, Reading Road, Winnersh, Wokingham.
Proposal : Proposed single storey side extension to dwelling and conversion of existing garage to room.

Site Notice Displayed ? :	YES	NO	DATE
	✓		21/12/00

Date of Neighbour Notifications : .....

Date of Site Visit : 21/12/00

Date Registered : 07/12/2000

Earliest Date for Decision : 11/01/2001

Latest Consultation Date/Site Notice Expiry Date : 11/01/2001

This application will have expired on: 01/02/2001. 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 :

1. HIGHWAYS — APPROVAL RECOMENDATION WITH STD CONDITIONS

2. WINNERSH PARISH COUNCIL OBJECTED DUE TO LOSS OF GARAGE PARKING — THIS IS RESOLVED BY
   a/. NO CHANGE TO 4 CAR PARKING DRIVEWAY
   b/. NEW GARAGE BEING BUILT AS PART OF APPLICATION.

3/. NO NEIGHBOUR RESPONSES RECIEVED.

Planning Issues :

1 - IMPACT ON STREET SCENE — NONE AS MINOR DEVELOPMENT
2 — IMPACT ON NEIGHBOURING PROPS — ——— 11 ———
3 — HIGHWAYS — N/A AS NO CHANGE TO PARKING AMOUNTS.

Application Number: F/2000/2988

Appraisal :

1. IMPACT ON STREET SCENE
The area is characterised by no specific design. There are [redacted] other similar sized properties, most of large '80s design, but surrounding houses are of varied ~~[illegible]~~ architecture.

2. IMPACT ON ADJACENT PROPERTIES.
The property next door although facing this, has no impact sustained as the proposal is for a single storey only (number 547). Additionally no 547 has a similar flat roofed garage ~~[illegible]~~ between the property boundary.

3. HIGHWAYS
There will be no material change to parking arrangements The turning head/driveway will remain whilst a new garage is part of the build to replace the original that is being converted.

The development is of modest height and size which will present no. ~~[illegible]~~ adverse impact, therefore I recommend approval.

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

Application Number F/2000/2988
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001		THE DEVELOPMENT HEREBY PERMITTED SHALL BE
			BEGUN BEFORE THE EXPIRATION OF FIVE
			YEARS FROM THE DATE OF THIS PERMISSION
		R001	In pursuance of Section 91(1) of the Town + Country
			Planning Act 1990.
2	C014		
		R014	
3	C049		
		R049	
4	C044	R044	'flank wall'

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WBE1
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	
MINERALS LOCAL PLAN POLICIES:	

16/1/07

RECORD OF SITE VISIT

SITE ADDRESS: 545 Reading Road Winnersh Wokingham.

APPLICATION NUMBER: F/2000/2988

OFFICER: John Leggett

DATE OF SITE VISIT: 21/12/00

1 SITE/STATUTORY NOTICE DISPLAYED ? N

2. DESCRIPTION OF SURROUNDINGS

MAIN ROAD - ALL DETACHED FRONT DOOR + MAIN ASPECT OF NEXT DOOR FACING APPLICATION

3. DESCRIPTION OF SITE/BUILDING

LARGE PROP' GARAGE AS EXISTING TO RIGHT GRASSED AREA TOWARDS APPLICATION ZONE 6" HEDGE

4. RELATIONSHIP TO ADJOINING PROPERTIES

APPROX 1/2 AWAY FROM BORDER GAP

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING GARAGE (AS TO CHANGE) TURNING AREA 4 cars

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS N/A.

FROM: John Leggett

DATE: 18 December 2000

JL

20 DEC 2000

DELEGATED

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
AP	
CS	

08 JAN 2001

COPIES TO: ACK:

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/2988

Proposal: Proposed single storey side extension to dwelling and conversion of existing garage to room..

Site Address: 545, Reading Road, Winnersh, Wokingham.

Applicant: Mr & Mrs K Pierce C/O B W Design.

Your observations are required in respect of this application **by 11/01/2001** .

The Committee **OBJECTED** to this application on the following grounds:

1 The loss of the garage parking

SIGNED: _____ DATE: 04-01-01

Clerk To Winnersh Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: John Leggett **Date:** 18 December 2000

Application Number: F/2000/2988

Proposal: Proposed single storey side extension to dwelling and conversion of existing garage to room.

Parish: WINNERSH PARISH

Site Address:
545, Reading Road, Winnersh, Wokingham.

Applicant:
Mr & Mrs K Pierce C/O B W 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).

C049, R049.
C122, R122.

Signed: _____ **Print name:** Adam Coggins 3/1/01

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

Tel: 0118 974 6502

Date: **18 December 2000**

My ref: F/2000/2988

CONFIDENTIAL

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

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/2000/2988
545, Reading Road, Winnersh, Wokingham.
Proposed single storey side extension to dwelling and conversion of existing garage to room.

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 **John Leggett** on **0118 974 6502**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **John Leggett** Application Number: **F/2000/2988**
545, Reading Road, Winnersh, Wokingham.
Proposed single storey side extension to dwelling and conversion of existing garage to room.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bray

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

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

Tel: 0118 974 6502

Date: **18 December 2000**

My ref: F/2000/2988

CONFIDENTIAL

Councillor Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 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

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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **John Leggett** Application Number: **F/2000/2988**
545, Reading Road, Winnersh, Wokingham.
Proposed single storey side extension to dwelling and conversion of existing garage to room.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Turner

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

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

Tel: 0118 974 6502

Date: **18 December 2000**

My ref: F/2000/2988

CONFIDENTIAL

Councillor Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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

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545, Reading Road, Winnersh, Wokingham.
Proposed single storey side extension to dwelling and conversion of existing garage to room.

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **John Leggett** *Application Number:* **F/2000/2988**
545, Reading Road, Winnersh, Wokingham.
Proposed single storey side extension to dwelling and conversion of existing garage to room.
*I wish this application to be listed should the officers recommendation be for*_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

Received by Wokingham District Council

Application No: F/2000/2988

Proposal:
Proposed single storey side extension to dwelling and conversion of existing garage to room.

Location:
545, Reading Road, Winnersh, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer John Leggett P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/01/2001. 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 Planning and Transportation

18 December 2000

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2988
CASE OFFICER: John Leggett

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

WOKINGHAM D.C. DEVELOPMENT CONTROL

59.

Start date: 07 DEC 2000	Map No. 53 Site 0.06
Officer: JL / Application No. F/2000/2988	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING AND CONVERSION OF EXISTING GARAGE TO ROOM

Location: 545 READING ROAD

Parish: WINNERSH Ward: Winnersh

18.12.2000 D

Applicant: MR / MRS PIERCE

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

(2)

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			
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 : 18.12.2000 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 ✓ 250m Landfill Site Cons. .....

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

HERITAGE BODIES

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

OTHERS:

.....
- Andy Glencross, Dinton Pastures (re Newts)
.....✓.....

NEIGHBOURS:

.....SN+ See map.....

07 DEC 2000* 2988

B W Design

Architectural Design Services

55 Wavell Road, Maidenhead, Berks. SL6 5AB Tel. 01628-670966

The Chief Planning Officer
Wokingham District Council
PO Box 157
Civic Offices
Shute End
Wokingham
Berks
RG11 1WR

la.1

5th December 2000

Dear Sirs,

545 Reading Road, Winnersh.

With reference to the proposed works at the above please find enclosed the following documents which form my planning application:-

1. 6 completed Planning forms.
2. 1 completed Certificate A.
3. 6 copies of drawings 1248/4 & 5 plotted at 1:100 scale.
4. My clients cheque in the sum of £95 in respect of the application fee.

I trust my application is in order however should you have any queries please do not hesitate to contact the writer.

Yours faithfully,

B S Watts

B.S.Watts.

1789/a

SECTION 66 CERTIFICATE

Application No.

07. DEC. 2000* 2988

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.

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.

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.

(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).

- 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) .....

  .....

- 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 . . B S Watts . . . . . .

On behalf of . . Mr & Mrs . . K . . Pierce . . . . . .

Date . . . 5/12/00 . . . . . .

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

1769a

07 DEC 2000* 2988

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, RG40 1WR

FOR OFFICE USE ONLY

1. APPLICANT'S NAME: MR & MRS K PIERCE
ADDRESS: 545 READING ROAD
WINNERSH BERKS
POST CODE: PHONE:

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: B W DESIGN
ADDRESS: 55 WAVELL ROAD
MAIDENHEAD
POST CODE: SL6 5AB PHONE: 01628-670966

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: 545 READING ROAD
WINNERSH BERKS

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
SINGLE STOREY SIDE EXTENSION TO FORM GARAGE & UTILITY & CONVERSION OF EXTG GARAGE

5. Give the area in hectares or part of a hectare
AREA OF SITE: NOT KNOWN

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: OWNER

List all the plans and drawings submitted with the application
PLANS/DRAWINGS: 1245/4 & 5

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.

DWELLING

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.

FACE BRICKWORK & INTERLOCKING TILES TO MATCH EXTG

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.

EXTG BOUNDARY FENCED

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO SOAKAWAY

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

INT EXTG PEDESTRIAN & VEHICULAR ALLEY 3.7m WIDE UNALTERED

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

N/A

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.

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 B Watts ON BEHALF OF Mr & Mrs K Pierce DATE 5/12/00

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".

~~4~~ ~~WINNERSH HALL~~

ADDRESS 543/545 READING ROAD PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. SU.7771(5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
957/55	Wokingham R.D.C.	Outline	14-12-55	N/A C/A
1591/73	Wm Meth Playgroup	Playgroup	25.10.73	– Refus
01319	" " "	"	5.9.74	N/A C/A
24297		O/L 20 HOUSES TO REAR		Re
26342/3	ALFRED McALPINE	2 DISHOUSES/GARAGES/ACCESS	1.10.86	Ref
26461		O/L		Ref
27162	"	2 S/DET " " "	18.2.87	C/A
FP97/6276	MR MRS K. PIERCE 545	S/St. Lt.	8.4.97	C/App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS Pd. Eng - 545 - EXTENSION - 10.4.97

DRAINAGE

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2988**
CASE OFFICER: **John Leggett**
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	C001 C014 C049			

07 DEC 2000* 2688



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Development Control Section, Environmental Services, Wokingham District Council.
13 December 2000 Scale: 1 : 1250