APPLICATION NO:
F/2000/2998

LOCATION:
49 Sewell Avenue, Wokingham.

APPLICANT:
Mr P Young

PROPOSAL:
Proposed front and rear dormer extensions to form rooms in loft space.

EARLIEST DATE FOR DECISION: **12/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
01/02/2001

CASE OFFICER: **Helen Pollock**

APPROVED

RAILEX
Marbleboard

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr P Young
49 Sewell Avenue
Wokingham
Berkshire
RG41 1NT

Application Number: F/2000/2998

Parish: **WOKINGHAM**

Location: **49, Sewell Avenue, Wokingham.**

Proposal: **Proposed front and rear dormer extensions to form rooms in loft space.**

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

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

Reason
5. 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:

Berkshire Structure Plan Policy EN1.

South East Area Local Plan Policies SBE1 and SBE2.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 31/01/2001

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.

Received by Wokingham District Council

Application No: F/2000/2998

Proposal:
Proposed front and rear dormer extensions to form rooms in loft space.

Location:
49, Sewell Avenue, , 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 Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/01/2001. 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

19 December 2000

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2998	HP
BUILDING CONTROL NUMBER.	HP 2001/1931 Howard.	
APPLICANT/AGENT	Ms A.M. Dow.	
ADDRESS OF SITE	49 Sewell Avenue WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	Front + rear dormers etc to form rooms in loft space	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	181100/01A	181100/01
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	31/1/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	~	
DATE	20/7/01	

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	

WORK SHEET FOR : Helen Pollock

Application Number : F/2000/2998

Applicant : Mr P Young .

Location : 49, Sewell Avenue, , Wokingham.
Proposal : Proposed front and rear dormer extensions to form rooms in loft space.

Site Notice Displayed ? :

YES	NO	DATE
✓		08/01/01.

Date of Neighbour Notifications : .....

Date of Site Visit : 08/01/01.

Date Registered : 07/12/2000

Earliest Date for Decision : 12/01/2001

Latest Consultation Date/Site Notice Expiry Date : 12/01/2001

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 :

Highways : C/A.
Wokingham T.C : No objections

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon Street Scene
3) Impact upon [redacted] Highway Safety - Parking Provision

Application Number: F/2000/2998

Appraisal:

The proposed development is for front and rear dormer extensions to form rooms in the loft space (2 bedrooms and a bathroom). This would take the number of bedrooms to 3. The property is a semi-detached bungalow with No.51 Sewell Avenue and has an existing attached garage. Two small-pitched roofed dormers are proposed to the front elevation (they will fall 500mm below the existing ridge line) and one large flat roofed dormer is proposed to the rear (200mm below the existing ridge). No's.47, 53 and 55 all have existing large flat roofed rear dormer extensions. None of the other bungalows of the same style have front facing dormer windows but many have velux windows. 1.8m standard fencing encloses the rear garden.

1) *Impact upon neighbouring properties*

The rear building line of 49 Sewell Avenue is 17m from its rear boundary with 82a and 84 Matthewsgreen Road which both have rear gardens in excess of 50m long so there would be no overlooking implications arising from the proposed rear dormer. No side windows are proposed. It is therefore considered that there will be no adverse impact upon the neighbouring properties.

2) Impact upon the streetscene

The proposed front dormer windows that would be visible from Sewell Avenue have pitched roofs are of a small size and have been centred above the existing ground floor windows. Although none of the other bungalows of a similar style have front facing dormers the proposed are felt to be in keeping with the area and would have a positive impact on the street scene. The materials used to form the extension would match existing and it is therefore considered there would be no detrimental impact upon the street scene.

3) Impact upon highway safety

There would be an increase in the number of bedrooms from 2 to 3, so 2 off-road parking spaces need to be provided. This standard has been met and provided that parking and garaging remain, there would be no detrimental impacts upon highway safety.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2000/2998
Conditions/~~Reasons for Refusa~~l

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C049	R049	
[illegible]			
4	C122	R122.	
5	C044	R044	'Roof of the building' [illegible]

47 has upstairs window in side elevation (obscured). + Velux windows to front.

nº 54 + 52 opposite have side dormas

nº 53 Also has 1st floor side window + Velux

- no other houses on the road have front facing dormas.

47 has dormer to rear & s/s flat roof ext.

nº 57 has same rear window/door arrangement as 47.

53 + 55 both have rear dormas.

1.5m bushes along boundary with 57. shed in top corner closet to 47.

· hse behind has large shed right along back fence.

82382 · home → Sewell Ave → office →
82390

RECORD OF SITE VISIT

SITE ADDRESS: 49 Sewell Avenue Wokingham.

APPLICATION NUMBER: F/2000/2998

OFFICER: Helen Pollock

DATE OF SITE VISIT: 08/01/01.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on post in front garden

2. DESCRIPTION OF SURROUNDINGS Residential, bungalows + chalet bungalows. (Open plan)

3. DESCRIPTION OF SITE/BUILDING Semi detached bungalow with garage

4. RELATIONSHIP TO ADJOINING PROPERTIES Semi detached with nº 51. Shared boundary with 47 (garages abutting low ave along drive ways.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING 1 garage + 2/3 on driveway.

LEVELS nº 47 ≃ 0.5m higher than 49

BOUNDARY TREATMENT low wall to front with 47; open garden with 51.

OTHERS 1.8m encloses garden to rear.

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

Tel: 0118 974 6480

Date: **19 December 2000**

My ref: F/2000/2998

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

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/2000/2998
49, Sewell Avenue, , Wokingham.
Proposed front and rear dormer extensions to form rooms in loft space.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2998**
49, Sewell Avenue, , Wokingham.
Proposed front and rear dormer extensions to form rooms in loft space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Earnshaw

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

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

Tel: 0118 974 6480

Date: **19 December 2000**

My ref: F/2000/2998

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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/2000/2998
49, Sewell Avenue, , Wokingham.
Proposed front and rear dormer extensions to form rooms in loft space.

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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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Helen Pollock** Application Number: **F/2000/2998**
49, Sewell Avenue, , Wokingham.
Proposed front and rear dormer extensions to form rooms in loft space.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Eke

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

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

Tel: 0118 974 6480

Date: **19 December 2000**

My ref: F/2000/2998

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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/2000/2998
49, Sewell Avenue, , Wokingham.
Proposed front and rear dormer extensions to form rooms in loft space.

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 **Helen Pollock** on **0118 974 6480**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Helen Pollock** Application Number: **F/2000/2998**
49, Sewell Avenue, , Wokingham.
Proposed front and rear dormer extensions to form rooms in loft space.
I wish this application to be listed should the officers recommendation be for_____
*and my reason(s) are*_____
_____
_____

Signed: _____ Date: _____
Councillor Malvern

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

Date: 11 January 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/2998

Location: 49, Sewell Avenue, Wokingham.

Proposal: Proposed front and rear dormer extensions to form rooms in loft space.

Applicant: Mr P Young.

Case Officer: Helen Pollock

The new plans show the following: Proposed side elevation. Drawing no 181100/02.

For information only.

Should you have any queries regarding this application please contact the case officer Helen Pollock on 0118 974 6480.

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/2998 (Planaps) / (Ludhouse) Date Rec. 9/01/a

Location: 49 Sewell Ave.

Parish Wokingham

Applicant: MR Young

Description of attached plans Proposed Side elevation

Drawing No's: 181100/02

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted. (for Information only)

OTHERS: _____

_____

_____

_____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses ☐

FURTHER ACTION

Re-advertise App. ~~Y~~ / N (Delete as required)

Redate Application ~~Y~~ / N From _____

New Site Notice ~~Y~~ / N

New Description _____

CASE OFFICER Helen P.

Consultations Sent by Admin. on 11.01.a.

Yellow - Part One Copy
Green - Officer's Copy

PLANNING SERVICES | HPT
TLS
ENF
APP
CS
18 JAN 2001
COPIES TO: | ACK:
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Helen Pollock

Application Number: F/2000/2998

Proposal: Proposed front and rear dormer extensions to form rooms in loft space.

Site Address: 49 Sewell Avenue, Wokingham

Applicant: Mr P Young

Your observations are required in respect of this application **by 12/01/2001**

No objections

SIGNED: _____ **DATE:** 17/01/2001

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: Helen Pollock **Date:** 19 December 2000

Application Number: F/2000/2998

Proposal: Proposed front and rear dormer extensions to form rooms in loft space.

Parish: WOKINGHAM TOWN

Site Address:
49, Sewell Avenue, , Wokingham.

Applicant:
Mr P Young .

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.

ADDRESS 49 SEWELL AVENUE PARISH WOK

PLOT No. 3 ORD. SHEET No. 68B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/16/58	Buchanja	Res Dev	10/7/58	C/
B/41/63	Jang	Dwelling	19/12/63	C/9

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 07.DEC.2000* 2998

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 P. YOUNG 49 SEWELL AVENUE WOKINGHAM BERKS RG41 1NT 01189 783161
2	Agent's Name Address and postcode Phone number	
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.	49 SEWELL AVENUE
4	Give brief details of the proposal for example, two storey side extension. About the application	ROOM IN A ROOF 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 ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	VERTICAL EXTERNAL TILING 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 ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	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.

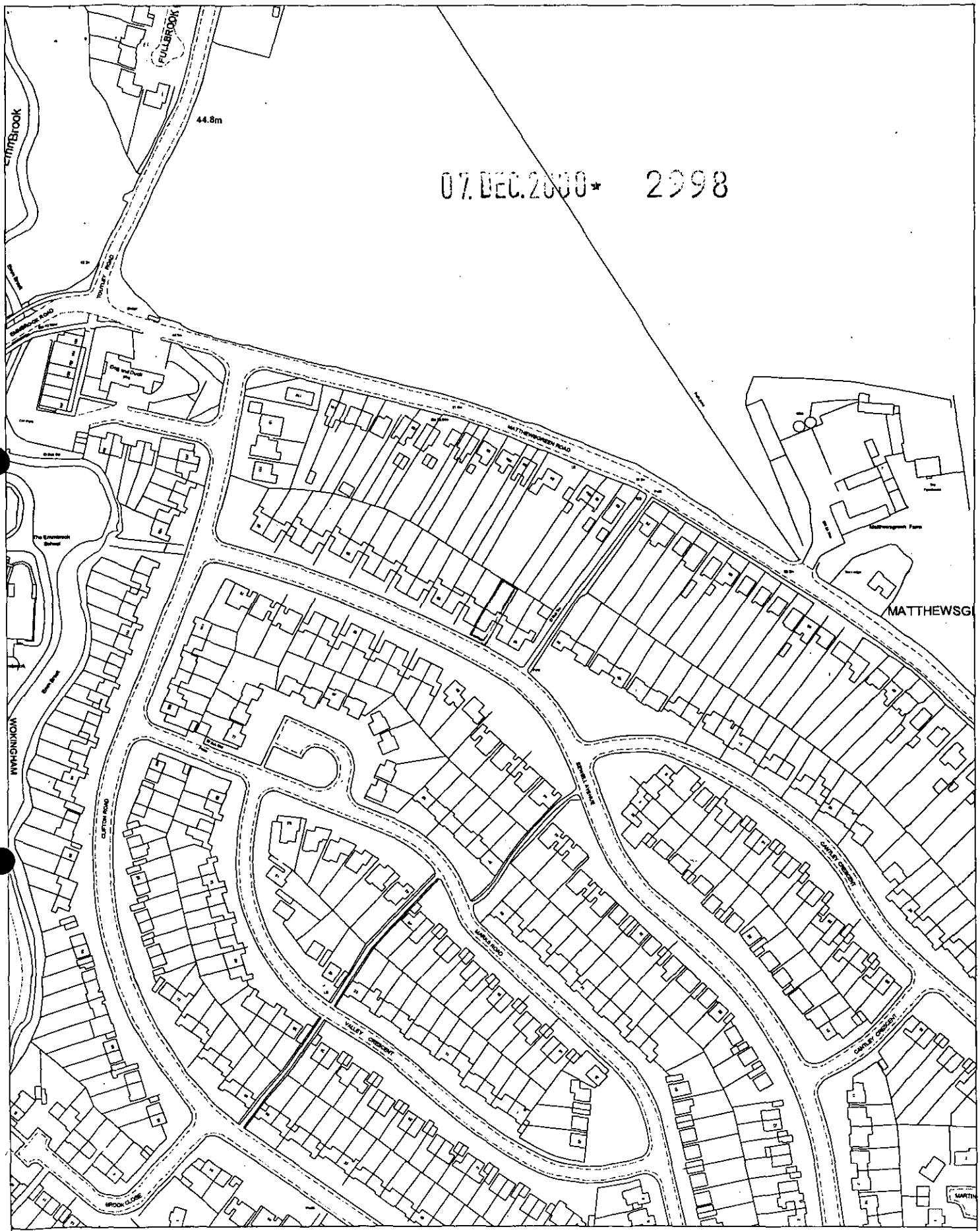
Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: [signature] on behalf of

Date 20/11/2000

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



07 DEC 2000* 2998

Site Plan, Scale: 1 to 2500

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Date: 28 November 2000

N
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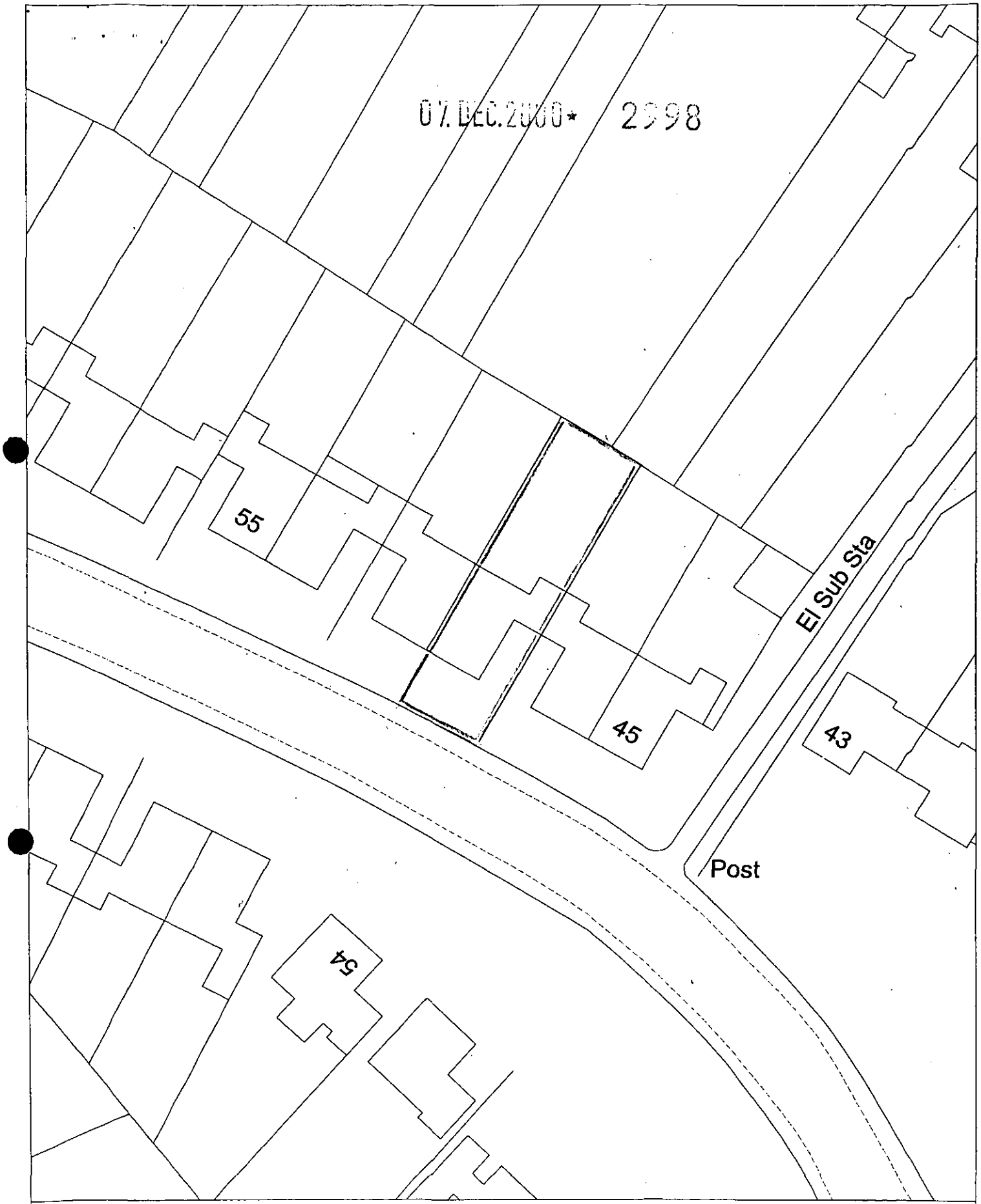
S



Site Plan, Scale: 1 to 500

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Date: 28 November 2000

N
W E
S

Ms Helen Pollock
Environmental Services Dept
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR.

50 Ashton Rd
Wokingham
Berks
RG40 1HL.

38474

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

Dear Ms Pollock

Application No F/2000/2998
Site Address 49 Sewell Avenue, Wokingham.

Proposal: Proposed front and rear dormer extensions to form rooms in loft space.

I refer to the comments contained on the compliment slip enclosed with your letter dated 19th December 2000 addressed to my client, Mr P. Young, the owner of the above premises. I enclose a copy of this compliment slip and I also refer to my telephone conversation with you on Friday 5th Jan 2001. During this conversation you still requested a view of the proposals from the side elevation, albeit that you acknowledged it was a semi-detached property and would be a "handed" view of the side elevation indicated.

Please find enclosed six copies of this elevation as requested. I would also confirm that you have agreed not to pursue the request to show the proposed dormer windows on the Block plan

I hope this will enable you to proceed with the Planning application in respect of this property

Yours sincerely

Alan Dow

Please provide additional copies of the block plan showing the position of the dormers and also elevation plans showing the other side elevation.

Thank you.

WOKINGHAM DISTRICT COUNCIL

Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

With Compliments

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 DEC 2000	
Officer: HP	Application No. F/2000/2998

Map No. 68A Site 0.03
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED FRONT & REAR DORMER EXTENSIONS TO FORM ROOMS IN LOFT SPACE

Location: 49 SEWELL AVENUE

Parish: WOKINGHAM Ward: EMMBROOK
19.12.00

Applicant: MR P YOUNG

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

(3)
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	Show position of dormers.	19.12.00	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Other side elevation.	19.12.00	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter	May be encroachment at boundary (bedroom) – pls check.	19.12.00	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... 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: 07.DEC.2000* 2998

Householder planning application form

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If any question does not apply to you, put N/A in the space.
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1	Your name Address and postcode Phone number	MR P. YOUNG 49 SEWELL AVENUE WOKINGHAM BERKS RG41 1NT 01189 783161
2	Agent's Name Address and postcode Phone number	
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.	49 SEWELL AVENUE
4	Give brief details of the proposal for example, two storey side extension. About the application	ROOM IN A ROOF 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 ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	VERTICAL EXTERNAL TILING 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 ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 2	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: P [signature]

on behalf of

Date 20/11/2000

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

ADDRESS 49 Sewell Avenue PARISH Wok

PLOT No. 3 ORD. SHEET No. 68B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/16/58	Buchan	Res Dw	10/7/58	C/
B/41/63	Jung	Dwelling	19/12/63	C/A

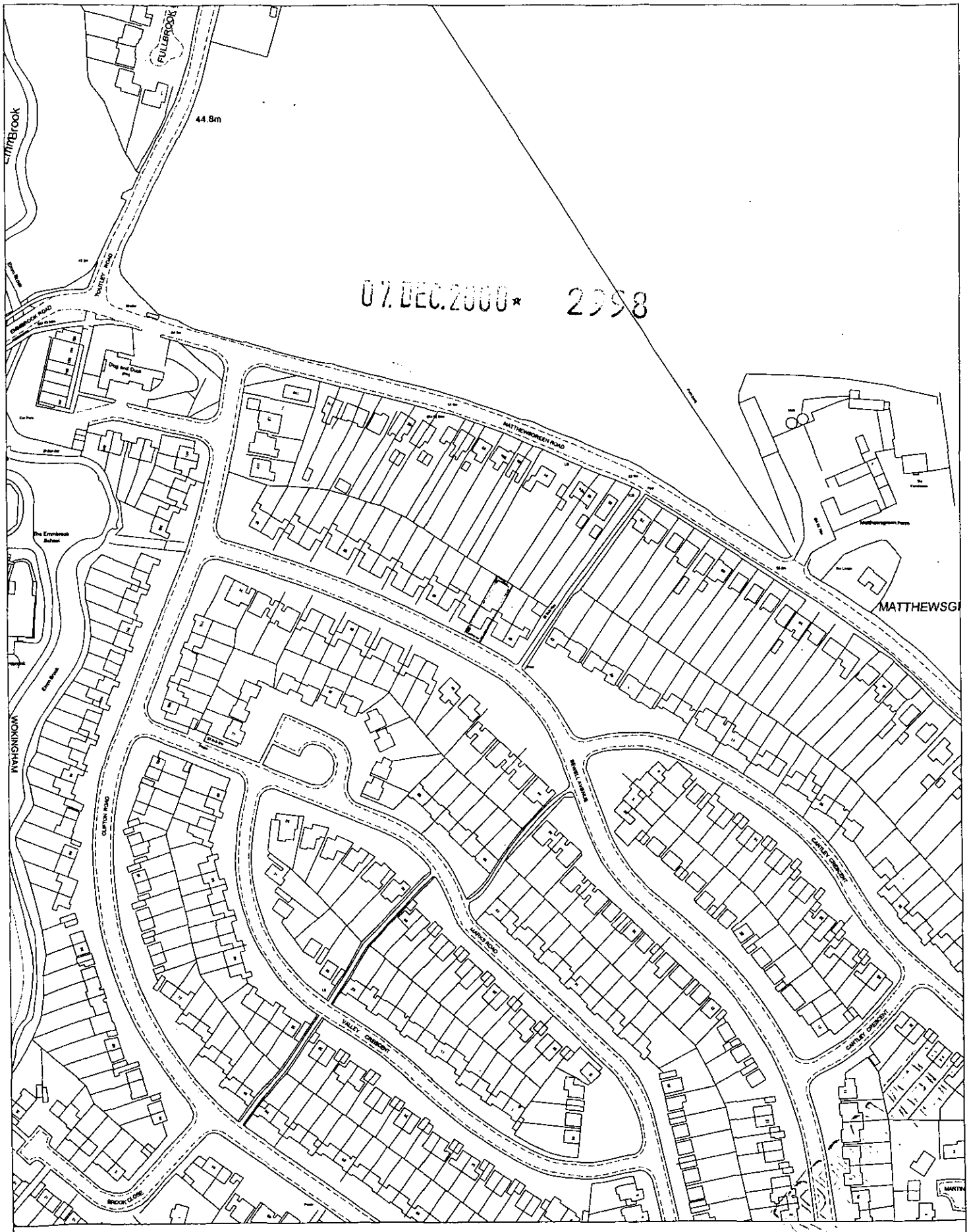
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



07 DEC 2000* 2958

Site Plan, Scale: 1 to 2500

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Date: 28 November 2000

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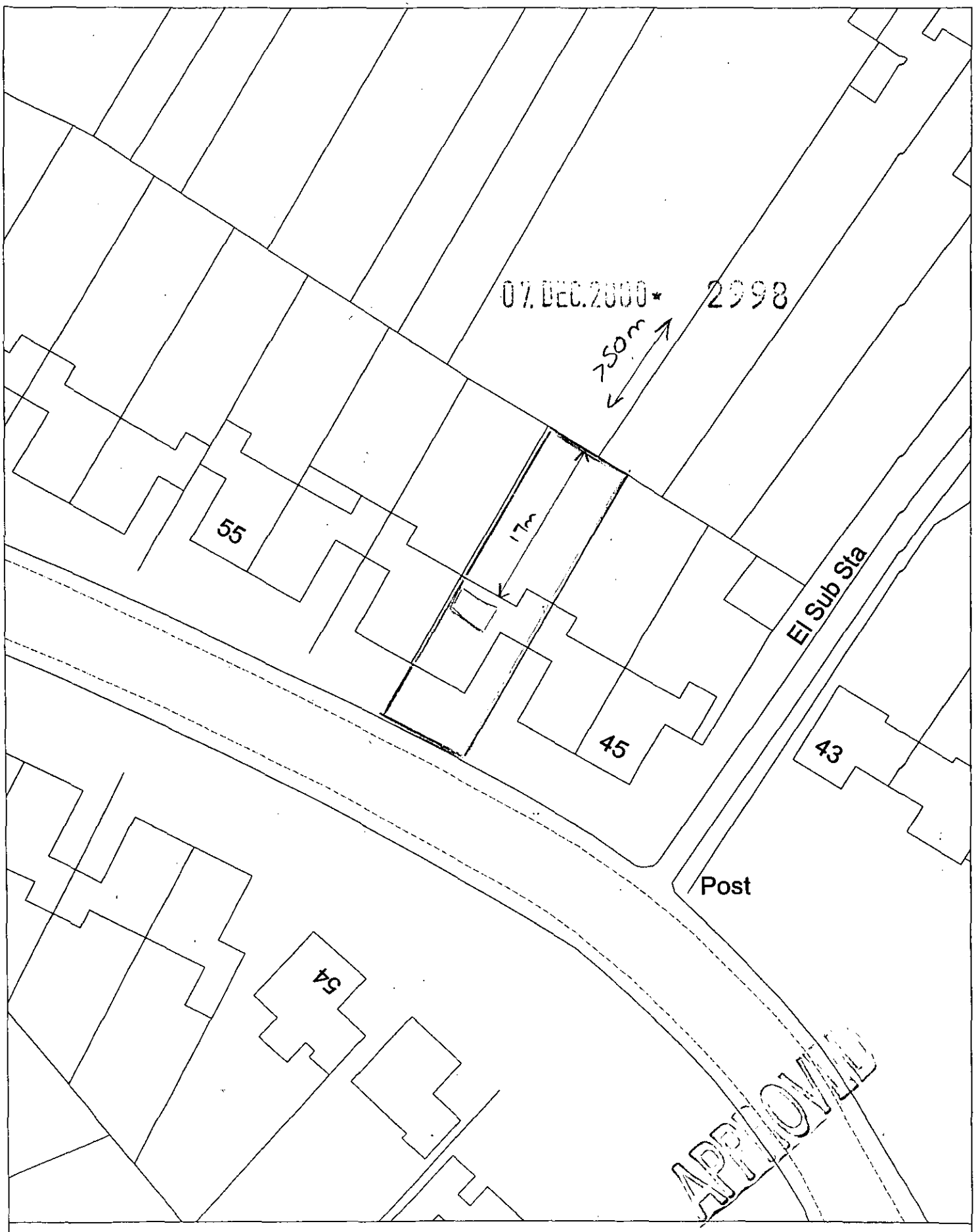

Site Plan, Scale: 1 to 500

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Date: 28 November 2000

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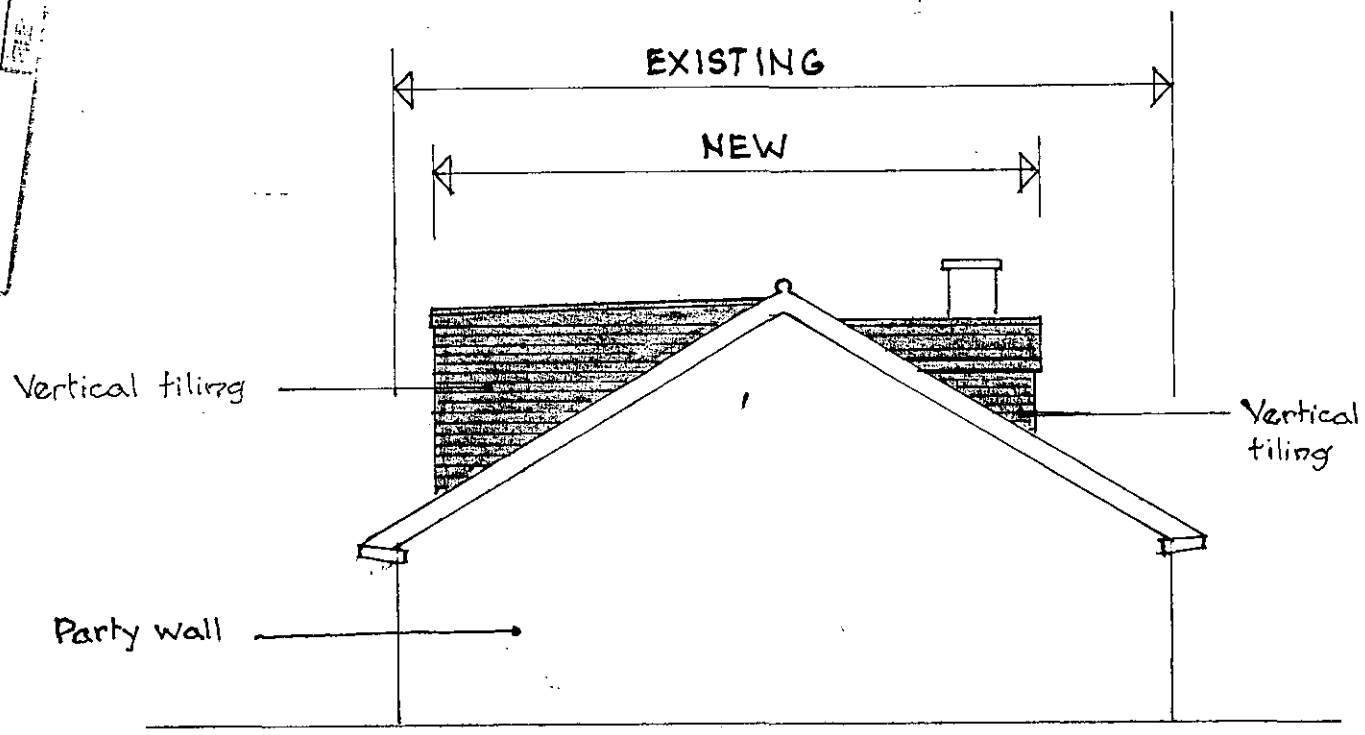
ADDITIONAL PLAN

2998

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



APPROVED

PROPOSED SIDE ELEVATION

(EFFECTIVE SECTION THROUGH PARTY WALL)

PROPOSED ALTERATIONS AT 49 SEWELL AVENUE WOKINGHAM.

Drg No 181100/02.

Scale 1:100

07.DEC.2000* 2998



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Development Control Section, Environmental Services, Wokingham District Council.

18 December 2000 Scale: 1 : 1250

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