APPLICATION NO:
F/2000/1899

LOCATION:
203 Reading Road, Wokingham.

APPLICANT:
Mr & Mrs R Vive C/O Andesign

PROPOSAL:
Proposed conversion of outbuilding to store and playroom plus single storey link to dwelling.

EARLIEST DATE FOR DECISION: **04/08/2000**

~~APPLICATION WILL HAVE EXPIRED ON:~~
28/08/2000

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs R Vive
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG40 2TN

Application Number: F/2000/1899

Parish: **WOKINGHAM**

Location: **203, Reading Road, Wokingham.**

Proposal: **Proposed conversion of outbuilding to store and playroom plus single storey link to dwelling.**

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 external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

Informative
The applicant is requested to contact Railtrack (Southern) with regards to safety concerns over the new soakaway to be installed.

John Mitchell
Development Control Manager
Date: 17/08/2000

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	1899	AT
BUILDING CONTROL NUMBER.	Ff 2000/0819	Paul
~~APPLICANT~~/AGENT	Andesign	
ADDRESS OF SITE	The Isles. 203 Reading Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	Convert outbuilding + ext. to form link.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/2999A	AH/E/2999A
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	17/8/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	24/8/00	

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	

Application Number F/2000/1899
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	"WORK"
			Informative :
			The applicant is requested to contact
			Railtrack (Southern) with regards to
			safety concerns over the new soakaway
			to be installed.

17/8/02

RECORD OF SITE VISIT

SITE ADDRESS: 203 Reading Road Wokingham.

APPLICATION NUMBER: F/2000/1899

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 02/08/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on tree at front

2. DESCRIPTION OF SURROUNDINGS Different styles + designs.
Residential main A329 Reading road frontage large houses 2 storey + detached, large gardens.

3. DESCRIPTION OF SITE/BUILDING
2 storey detached house, ~~greatly~~ extended to rear with single storey extensions. Large detached garage at rear + front drive/turning area.
White render/pebbledash, brickwork plinth cream, white UPVC windows + doors + brown coloured concrete tiles on roof + extensions

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to Location Plan

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing at front, driveway + turning area, ample parking provision.

LEVELS — No Changes

BOUNDARY TREATMENT — No. 201, 1.8m fencing c.b.

OTHERS — No 205, single storey garage wall + shed on boundary, extended to rear with conservatory etc. not affected. Also a 1.8m fence on boundary rear of footpath.

— Rear boundary, long rear garden enclosed with 1.8m high enclosure towards railway line.

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

Tel: 0118 974 6441

Date: **11 July 2000**

My ref: F/2000/1899

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/2000/1899
203, Reading Road, , Wokingham.
Proposed conversion of outbuilding to store and playroom plus single storey link to dwelling.

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 **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1899**
203, Reading Road, , Wokingham.
Proposed conversion of outbuilding to store and playroom plus single storey link to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Malvern

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

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

Tel: 0118 974 6441

Date: **11 July 2000**

My ref: F/2000/1899

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
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John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

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203, Reading Road, , Wokingham.
Proposed conversion of outbuilding to store and playroom plus single storey link to dwelling.

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 6441

Date: **11 July 2000**

My ref: F/2000/1899

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1899**
203, Reading Road, , Wokingham.
Proposed conversion of outbuilding to store and playroom plus single storey link to dwelling.

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

Signed: _____ Date: _____
Councillor Earnshaw

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

Received by Wokingham District Council

Application No: F/2000/1899

Proposal:
Proposed conversion of outbuilding to store and playroom plus single storey link to dwelling.

Location:
203, Reading Road, , 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 Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/08/2000. 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

11 July 2000



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Development Control Section, Environmental Services, Wokingham District Council.

5 July 2000

Scale: 1 : 2500

N
W E
S

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1899

Applicant : Mr & Mrs R Vive C/O Andesign.

Location : 203, Reading Road, , Wokingham.
Proposal : Proposed conversion of outbuilding to store and playroom plus single storey link to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		02/08/00

Date of Neighbour Notifications : .....

Date of Site Visit : 02/08/2000

Date Registered : 03/07/2000

Earliest Date for Decision : 04/08/2000

Latest Consultation Date/Site Notice Expiry Date : 04/08/2000

This application will have expired on: 28/08/2000. 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 :

Neighbours : None received.
Wokingham Town Council: No Objections
Rail track: 10/8 - No objection in principle - comments re applicant responding to office re soakaway

Planning Issues : (identified settlement)
1) Impact on neighbours.
2) Impact on streetscene.

08/08/2000

Application Number: F/2000/1899

Appraisal:

1) Impact on neighbouring properties

The proposal is for the conversion of a detached outbuilding to store and playroom, plus a single storey link to a 2 storey detached house. The conversion will include blocking up the windows on the north west elevation, re roofing, and the partitioning of the outbuilding into two separate rooms. Two new windows and a door will be inserted in the south elevation of the outbuilding.

The single storey link will be 3.5 metres wide and project towards the rear garden by 4.7 metres, with an eaves height of 2.8 metres and a ridge height of 3.6 metres, the same eaves and ridge height as the existing single storey projection. There will be two new windows and two new doors, but these will not cause overlooking to neighbouring properties.

No. 201, to the south east, 2 storey detached neighbour. Footprint set back and positioned 3 metres away behind a 1.8 metre high boundary fence. Due to its position the occupants of this property would not be affected.

No. 205, to the north west, 2 storey detached neighbour. Positioned 4 metres away from adjacent boundary behind a single storey garage and outbuildings. Therefore, due to its position the occupants of this property would not be adversely affected.

2) Impact on street scene /visual impact.

The materials will match that of the existing house. It is considered that there will be no significant impact upon street scene or visual amenity of the area.

Recommendation : Approval: [✓] **Refusal:** [ ]
(tick appropriate box)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 03 JUL 2000

Officer: AT | Application No. F/2000/1899

Map No. 68 Site 0.21

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED CONVERSION OF OUTBUILDING TO STORE & PLAYROOM PLUS SINGLE STOREY LINK TO DWELLING

Location: 203 READING ROAD

Parish: WOKINGHAM Ward: Emm Brook 11.7.2000

Applicant: MR/MRS VIVE

Fee Received 95-00 (8) 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			
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 : 11.7.2000 ✓ 11/7

Parish Council Informed - YES / NO ✓ 11/7

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 (BABTIE) .....
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 ✓ 11/7 ✓ .....
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:

✓ 11/7 SIN + 196A + B, 198, 201 + 205 ✓
Reading Road

RAILTRACK

PLANNING	
POL	Southern 32859
DC	ENF
APP	
CS	
10 AUG 2000	
COPIES TO:	ACK:
	FILE:

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

Application No: /E/2000/1899
For: Andrew Thorley

Outside Party Engineer
(West)
Railtrack Southern
CP2-2-H
Waterloo Station
LONDON SE1 8SW

Tel 0207 902 3183
Fax 0207 902 3632

O/R C7/01/530/0/259/BP
9th August 2000

Dear Sir,

Re: TOWN & COUNTRY PLANNING ACT 1990:

Location: 203 Reading Road, Wokingham.
Proposal: Conversion of Outbuilding to Store and Playroom, Plus Single Storey Link to Dwelling.

Thank you for your letter of 11th July 2000 asking for Railtrack's comments about the above planning application, I must apologise for the very late response.

Please find attached copy of Railtrack's standard requirements i.e. (**Comments/Conditions** to be observed in connection with all development of land adjacent to the railway) which as appropriate will need to observed by the developer, **to ensure the integrity of Railtrack's infrastructure and the safety of operational railway at all times.**

I have examined drawing no. AH/E/2999/A that was enclosed and there are no objections in principle, however I do have the following comments:

I note that a new soakaway is to be installed, normally it is requested that all surface water is directed away from the railway into a public system. However provided that the soakaway in this case is designed 'over capacity' for the 'worst of weather conditions' and is situated at least 60m away from Railtrack's infrastructure, this should avoid the risk of any potential flooding problem for the railway.

Please request that the applicant / developer respond direct to this office with regards the above safety concern and the standard comments and conditions where they apply.

Your assistance with all of Railtrack's safety concerns will be very much appreciated, will you please advise me of the outcome of this application at your earliest convenience.

Yours faithfully,

B.Purcell
For Engineering Manager

cc: Andesign, 9 Perkins Way, Wokingham, Berkshire RG41 2IN
Enclosure: Railtrack's standard Comments/Conditions to be observed in connection with the development of land adjacent to the Railway (additional safety guidelines are available on request).

RAILTRACK

Southern

Comments / Conditions To Be Observed In Connection With The Development Of Land Adjacent To The Railway

Planning Matters

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage etc. caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance notes should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause potential hazards to rail traffic, particularly where the railway is at or below the general ground level.

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached information sheet on page 5 headed "Tree Species", and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railtrack's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping etc. may be required to prevent damage to Railtrack's infrastructure and the train operators' trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance /renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

DevConBP

Issued by : Railtrack PLC Asset Information Group, CP2 2H, Waterloo General Offices, London SE1 8SW
Date : Feb 2000

Building Regulation Matters

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new / existing structures and the nearest railway feature, such as a level crossing, bridge or station.

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

6. Full details of proposed drainage systems will be required. All drainage needs to be directed away from the railway and into local authority sewers, and it should be installed a minimum distance of 2 metres from the railway boundary.

   The use of soakaways is not favoured by Railtrack and therefore is unacceptable as they could have a detrimental effect on Railtrack's land. The drainage system should be designed to take this into account.

   No increases in surface water discharge into a Railtrack maintained drain or culvert may be made without prior written consent.

Additional Requirements for Protecting Railtrack's Interests

7. For all new developments adjacent to operational lines Railtrack accepts no liability in respect of noise and vibration. Developers should undertake their own investigations to establish any level of noise and vibration likely to originate from the operation of the railway, and design their mitigation measures accordingly.

8. All works, both temporary and permanent, should be designed and constructed so that they will have no influence on the stability of Railtrack's structures and adjoining land.

9. Common boundary or support walls must be of reinforced concrete. Sheet piling will not be acceptable, due to early corrosion.

10. Vibro-compaction will not be permitted, especially in the vicinity of structures, embankments or cutting slopes.

11. Railtrack advise that the use of bored, cast in-situ reinforced concrete piles are recommended. Normally these have no detrimental vibration effects during construction.

12. All structures should be situated at a minimum distance of 2 metres from Railtrack's boundary fence and at a sufficient distance to enable construction to proceed without, in the Railtrack Engineer's opinion, the risk of affecting the normal and safe running of the railway. This clearance will also enable construction and maintenance to proceed without the need to enter on to Railtrack property. Please note that unless previous safety protection has been arranged, access on to Railtrack property will not be permitted for any activity associated with any works.

13. Where the proposal includes the demolition of any existing buildings Railtrack will need to approve full details of the proposed method of demolition (together with those for temporary works) in the form of a Method Statement.

14. All new construction should be sufficiently clear of the boundary, and all foundations should be so designed, that they do not impose any surcharge on railway cutting slopes or structures. In addition, it should be borne in mind that cutting slopes could be subject to erosion through the effects of weathering, and all new construction should be at a sufficient distance from the slope to take this into account.

    At no time should an embankment supporting the railway be cut into or built upon.

15. A suitable kerb or approved crash barrier must be provided along any road or parking area adjacent to Railtrack's fencing to prevent damage by vehicles. Such barriers are to be positioned so as not to afford a means of scaling the fencing.

16. Railtrack reserves the right to request the screening of any light, including vehicular lights, which may interfere with the sighting of signalling apparatus and /or train drivers' vision on approaching trains.

17. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the

electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possessions of the track.

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

19. Full details of any tower cranes to be used on site should be submitted for approval, together with a plan showing the relevant jib radii. The cranes (and any other plant) must be positioned in such a way that, in the event of failure, they will not fall within 3 metres of the nearest rail, nor will their loads or jibs under any circumstances oversail Railtrack's property. A Method Statement must be prepared for Railtrack's approval e.g. it may be necessary to down-rate the crane capacity by 25% to reduce the risk of failure.

20. Railtrack is not in favour of play areas immediately adjacent to railway boundary fencing, due to the increased risk of trespass and vandalism. Should the proposal proceed, additional protection will need to be provided by the erection of a 3 metre high security fence adjacent to and parallel with Railtrack's own fence. The additional fence is to be maintained at the Developer's cost.

21. Golf courses will need to be screened to a minimum effective height in relation to the railway track of 6 metres, and in certain cases this may need to be increased. It is recommended that all shots/drives be directed away from the boundary to avoid the potential risk of a mis-hit golf ball causing damage or injury to passing trains, and railway staff or passengers.

22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

23. All costs incurred by Railtrack in connection with the works should be reimbursed by the Developer. A Third Party Works Request Form is to be completed and submitted to this office before work commences. This form is available on request.

TREE SPECIES

Not Recommended	Permitted
Alnus glutinosa (Alder)	Betula (spp) (Birch)
Populus (spp) (Aspen, Poplar)	Malus Sylvestris (Crab Apple)
Fagus Sylvatica (Beech)	Acer Campestre (Field Maple)
Prunus Avium (Wild Cherry)	Prunus Padus (Bird Cherry)
Carpinus Betulus (Hornbeam)	Pyrys Communis (Wild Pear)
Tilia Cordata (Small-leaved Lime)	Pinus (spp) (Fir Trees - Pines)
Quercus (spp) (Oak)	Cretaegus (spp) (Hawthorn)
Salix Willow (spp) (Willows)	Corylus Avellana (Hazel)
Acer (spp) (Sycamore, Norway Maple)	Sorbus (spp) (Mountain Ash, Whitebeams)
Aesculus Hippocastanum (Horse Chestnut)	Robinia (Pseudo) (False Acacia)
Castanea Sativa (Sweet Chestnut)	Shrubby Salix (Willow Shrubs)
Platanus Hispanica (London Plane)	Thuja Plicata 'Zebrina'

BORDER LINE

Fraximus Excelsior (Ash)

OTHER TREES TO BE REFERRED

Please note, the following complimentary guidelines are also available, which highlight some of Railtrack's safety concerns on the following subjects:

CG1-Mechanical Plant Working Adjacent to the Railway.
CG2-Development Above/Adjacent to Railway Tunnels.
CG3-Lighting Schemes Adjacent to the Railway.
CG4-Demolition Adjacent to the Railway.
CG5-Tree/Scrub Planting Adjacent to the Railway.
CG6-New Golf Course Schemes Adjacent to the Railway.
CG7-Recreational Schemes Adjacent to the Railway.
CG8-New Development Boundary Fencing Adjacent to the Railway.
CG9-Cranes Working Adjacent to the Railway.
CG10-Fire precautions for installations/Storage of Hazardous Substances/Materials adjacent to the Railway.
CG11- Railway Bridge Attachments.
CG12 Laying Services Overline Railway Structures.
CG13-Laying Services Underline Railway Structures.
CG14-Remedial Works to Services Under/ Adjacent to Railtrack's Infrastructure.

However it is to be noted that the above are only to be used as an informative of Railtrack's safety concerns.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

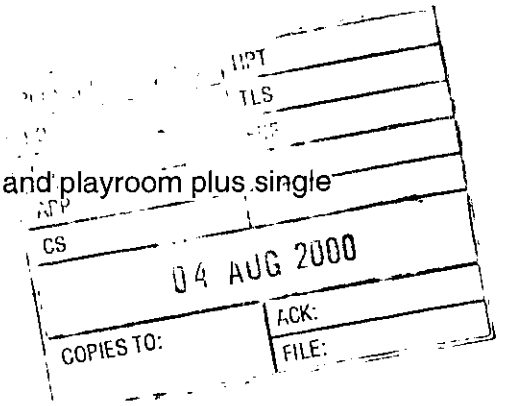
Case officer: Andrew Thorley

Application Number: F/2000/1899

Proposal: Proposed conversion of outbuilding to store and playroom plus single storey link to dwelling.

Site Address: 203 Reading Road, Wokingham

Applicant: Mr & Mrs Vive C/O Andesign



Your observations are required in respect of this application by **04/08/2000**

No objections

SIGNED: _____ **DATE:** 02/08//00

CLERK TO Wokingham Town Council

ADDRESS 203 READING ROAD PARISH BOK E

PLOT No. Old Property

BUILDER ORD. SHEET No. 68

Plan No.	Applicant	Description of Development	Date of Decision	Decision
98/67852/F	Mr. & Mrs. R. Vine	2 St & S/SC/R + Removal of Blacksmith's Forge to Playroom + Garden Store	27.7.98	C/A
99/70712/F	"	S/SC/R Ext.	10.12.99	C/A
FP99/9312	Mr + Mrs R Vine	S/Sr/R ext	29.10.99	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number:

03.JUL.2000* 1899

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	MR & MRS R. VIVE
	Address and postcode	THE ISLES 203 READING ROAD WOKINGHAM, BERKS RG41 1LJ
	Phone number	9890331
2	Agent's Name	ANDESIGN
	Address and postcode	9 PERKINS WAY WOKINGHAM, BERKS RG41 2IN
	Phone number	9784165
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.	AS ABOVE
4	Give brief details of the proposal for example, two storey side extension. About the application	CONVERSION OF OUTBUILDING AND SINGLE STOREY REAR EXTENSION TO FORM LINK
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.	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: NO CHANGE	Proposed:
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.	4	
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.	£95	
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.	6	
	• 1:500 scale site layout plan.	6	
	• 1:100 or 1:200 scale floor plans and elevations.	6	

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: (ANDESIGN) on behalf of MR & MRS R. VIVE

Date 30/6/2000

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