[redacted]

SYSTEMS LTD

APPLICATION NO:
F/2000/1768

LOCATION:
7 Phoenix Close, Wokingham.

APPLICANT:
Mr R Ambrose

PROPOSAL:
Proposed conversion of garage to kitchen/diner

EARLIEST DATE FOR DECISION: **20/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
15/08/2000

CASE OFFICER: **Andrew Thorley**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr R Ambrose
7 Phoenix Close
Wokingham
Berkshire
RG413HB

Application Number: F/2000/1768

Parish: **WOKINGHAM**

Location: **7, Phoenix Close, Wokingham.**

Proposal: **Proposed conversion of garage to kitchen/diner**

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.

Condition
3. The area shown on the permitted drawings for vehicle parking shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

Reason
2. To ensure a satisfactory external appearance.

Reason

3. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

John Mitchell
Development Control Manager
Date: 26/07/2000

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.

Received by Wokingham District Council

Application No: F/2000/1768

Proposal:
Proposed conversion of garage to kitchen/diner

Location:
7, Phoenix Close, , 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 20/07/2000. 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

26 June 2000

with JM.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Andrew Thorley

Application Number: F/2000/1768

Proposal: Proposed conversion of garage to kitchen/diner.

Site Address: 7 Phoenix Close, Wokingham.

Applicant: Mr R Ambrose

Your observations are required in respect of this application by **20/07/2000**

No objection

SIGNED: T. J. Abbott

DATE: 24/07/00

CLERK TO Wokingham Town Council

Application Number F/2000/1768
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SC53	SR12	'WORK'
3.	SC23	SR06	'PARKING'

26/7/02

RECORD OF SITE VISIT

SITE ADDRESS: 7 Phoenix Close
Wokingham.

APPLICATION NUMBER: F/2000/1768

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 4/7/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front post

2. DESCRIPTION OF SURROUNDINGS Residential, estate dev 1970's, Mixture of detached, semi detached & terraced housing on open plan estate, Garages at rear of property.

3. DESCRIPTION OF SITE/BUILDING 1970's
2 storey semi detached house, with attached garage + driveway. Pink coloured brick, white painted wooden casement windows + stained front door brown concrete tiled roof, black fascia board + guttering.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to land registry map

5. SITE CONSTRAINTS

TREES — None

ACCESS/PARKING — As existing, parking on driveway measures 8.1m long x garage width + an additional parking space opposite side of road.

LEVELS — No change

BOUNDARY TREATMENT — No 5, 2m approx. ch fence on boundary with semi detached neighbour

OTHERS — Rear + side boundary 2m high wall around enclosed garden. backs onto garages.

Nb. Not affected as ~~street scene~~ neighbours.

windows to match existing design/style (ie. casements) of existing windows.

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

Tel: 0118 974 6441

Date: **26 June 2000**

My ref: F/2000/1768

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2000/1768
7, Phoenix Close, , Wokingham.
Proposed conversion of garage to kitchen/diner

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/2000/1768**
7, Phoenix Close, , Wokingham.
Proposed conversion of garage to kitchen/diner
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Marinos

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

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

Tel: 0118 974 6441

Date: **26 June 2000**

My ref: F/2000/1768

CONFIDENTIAL

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

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7, Phoenix Close, , Wokingham.
Proposed conversion of garage to kitchen/diner
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Morgan

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

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

Tel: 0118 974 6441

Date: **26 June 2000**

My ref: F/2000/1768

CONFIDENTIAL

Councillor Hudson
4 Sapphire Close
Wokingham
RG41 3DU

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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7, Phoenix Close, , Wokingham.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/1768**
7, Phoenix Close, , Wokingham.
Proposed conversion of garage to kitchen/diner
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hudson

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

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/1768

Applicant : Mr R Ambrose .

Location : 7, Phoenix Close, , Wokingham.
Proposal : Proposed conversion of garage to kitchen/diner

Site Notice Displayed ? :	YES	NO	DATE
	✓		04/7/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 4/7/2000

Date Registered : 20/06/2000

Earliest Date for Decision : 20/07/2000

Latest Consultation Date/Site Notice Expiry Date : 20/07/2000

This application <u>will have expired on</u>: <u>15/08/2000.</u> 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 : Approval with conditions.
Neighbours : None received
Wokingham Town Council : No Comments received except district councillor

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

24/07/2000

Application Number: F/2000/1768

Appraisal:

1) Impact on neighbouring properties

The proposal is for the conversion of the garage to a kitchen/diner and to include two new windows, one to be inserted in the rear elevation of the garage (but will not cause any overlooking) and the other one to be inserted in the front elevation. A 2.m high brick wall and fence bound the entire rear garden.

No.5, to the south, 2 storey, semi detached neighbour, set behind a 2.m high close boarded fence, due to its position and orientation, no adverse impact on this neighbour.

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.

3) Highways

This 3 bed roomed property already has 3 no, parking spaces provided and only 2 parking spaces are required for a 3 bed roomed house.

Proposal would decrease the number of parking spaces by one therefore on site parking is adequate.

Approval with conditions.

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~25 MAY 2000~~ VALID 28 JUN 2000	Map No. 75. Site 0.03
Officer: AT | Application No. F/2000/1768.	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED CONUERSION OF GARAGE TO KITCHEN/DINER

Location: 7 PHOENIX CLOSE

Parish: WOKINGHAM Ward: Evendons
26.6.2000

Applicant: MR R AMBROSE
PD rights removed

Fee Received 00-00 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	Confirm no bedrooms	8/6	20 JUNE 2000
4	Correct S 66 certificate			
5	Elevation plans	NEED PROPOSED ELEVATIONS FRONT, REAR + SIDE. EXISTING ONLY PROVIDED.	8/6	20 JUNE
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 : 26.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ..... ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

Do pre-apps .....

.....

.....

NEIGHBOURS: S/N + 4+5 PHOENIX CLOSE ✓

2+3 LINNET WALK.

1327

WOKINGHAM DISTRICT COUNCIL

To Andrew

Date 27/6 Time 16.05

WHILE YOU WERE OUT

Name Tina marinous (Councillor)

Of She phoned back 29/6/00

Phone No. 9785217 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: 7 ~~[illegible]~~ Phoenix close

1 explained that they have [illegible] parking

She is concerned about parking issues, please call her to discuss.

3 bed house — 2 parking spaces required! have spoke to Steve Anton about this

phoned back + left a message 29/6/2000.

Signed Helen

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 26 June 2000

Application Number: F/2000/1768

Proposal: Proposed conversion of garage to kitchen/diner

Parish: WOKINGHAM TOWN

Site Address:
7, Phoenix Close, , Wokingham.

Applicant:
Mr R Ambrose .

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).

SC: 23 (insert parking).

SR: 06.

Signed: _____ **Print name:** Stephanie Knowles.

10/07/00.

ADDRESS 7 PHOENIX CLOSE PARISH WOKINGHAM

PLOT No. 67 (PHASE I - AREA 6 WOOSEHILL) ORD. SHEET No. SU.7968 75-

BUILDER SEE MASTER CARD FOR PREVIOUS HISTORY

Plan No.	Applicant	Description of Development	Date of Decision	Decision
06310	H.C.S.L. ESTATES	SEMI-DET. HOUSE & GARAGE	12.5.77	N/A C/A
BR6491	"	"	15.6.77	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

20.JUN.2000* 1768

1769A

20.JUN.2000* 1768

PLANNING APPLICATION PART I

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

1:	YOUR NAME	ROBERT AMBROSE
	ADDRESS	7 PHOENIX CLOSE, WOOSEHILL,
		WOKINGHAM, BERKS.
	POST CODE	RG41 3HB Tel. No. 01189793458
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	
	ADDRESS	
	POST CODE	Tel. No.
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	AS ABOVE (GARAGE ADJOINING)
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	2.5M x 5.1M
5. Give brief details of the proposal.	ABOUT THE APPLICATION	CONVERT GARAGE TO KITCHEN/DINER
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

- [ ] 1:25000 Location Plan
- [ ] 1:500 Block Plan
- [ ] 1:100 Elevations
- [ ] 1:100 Floor Plan
- [ ] Other

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

- [ ] CHANGE OF USE
- [ ] CONSTRUCTION OF NEW BUILDING
- [ ] ALTERATION or EXTENSION
- [ ] DEMOLITION
- OTHER

9. What type of Planning application are you applying for?

- [ ] RESERVED MATTERS — Go to Question 10.
- [ ] OUTLINE PERMISSION — State relevant outline permission No. Go to Question 10.
- [x] FULL PERMISSION — Go to Question 11.
- [ ] TEMPORARY PERMISSION — State period required. Go to Question 11.
- [ ] RENEWAL OF TEMPORARY PERMISSION — State previous permission No. Go to Question 11.
- [ ] VARIATION/RELAXATION OF CONDITIONS — State relevant application No. Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

- [ ] EXTERNAL APPEARANCE
- [ ] MEANS OF ACCESS
- [ ] SITING
- [ ] DESIGN
- [ ] LANDSCAPIING

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

GARAGE (HOUSEHOLD)

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / NO N/A

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

RED BRICK TO MATCH EXISTING

WINDOW TO REPLACE GARAGE DOOR

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.

~~YES~~ / NO

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.

YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.

~~YES~~ / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.

~~YES~~ / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

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 (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ NIL

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF DATE 2.3.00

Before submitting this application check that you have answered all the relevant questions 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.

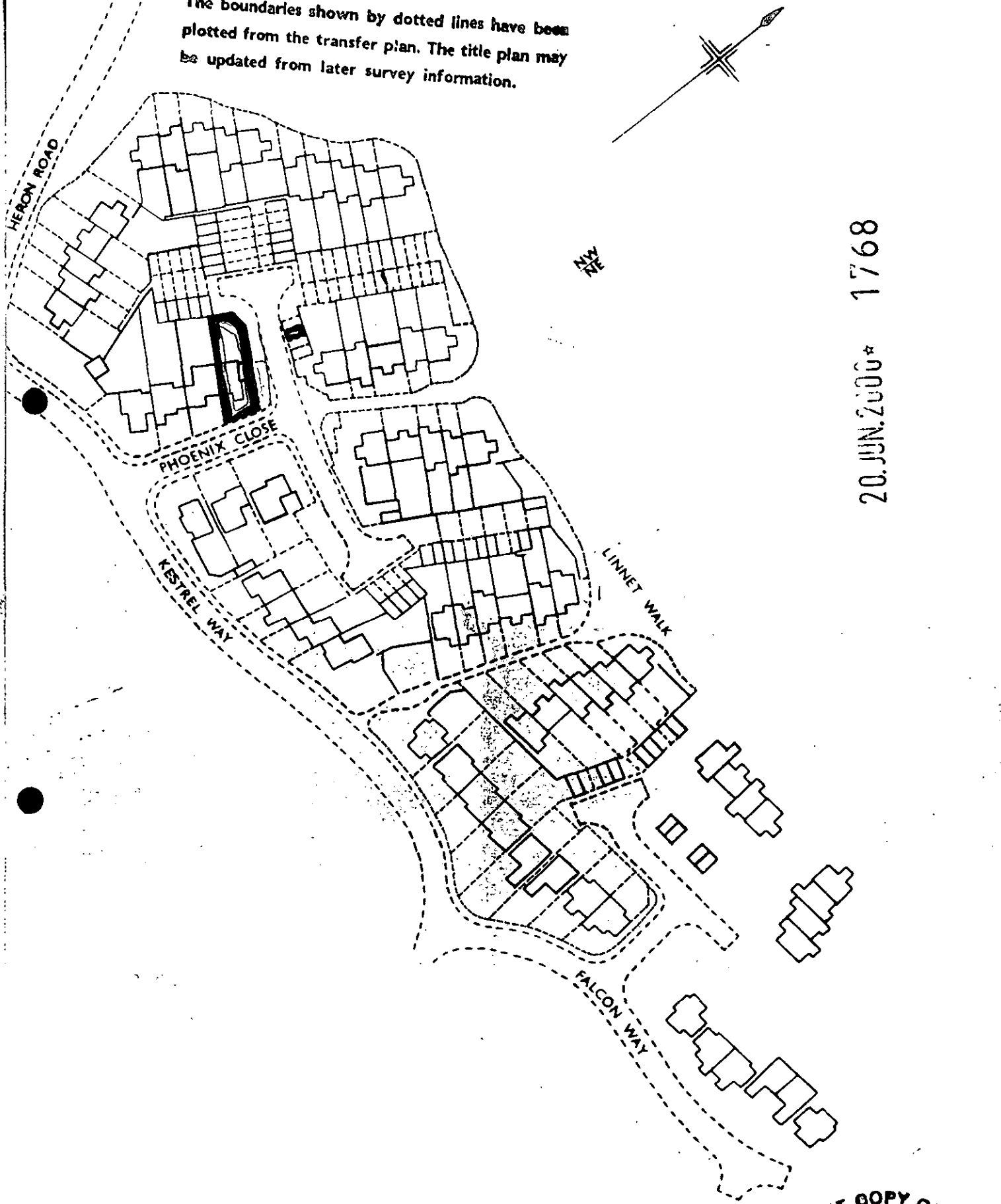
BERKSHIRE | SECTION C | Scale 1:1250

DISTRICT WOKINGHAM

© Crown copyright 1978

WOKINGHAM PARISH

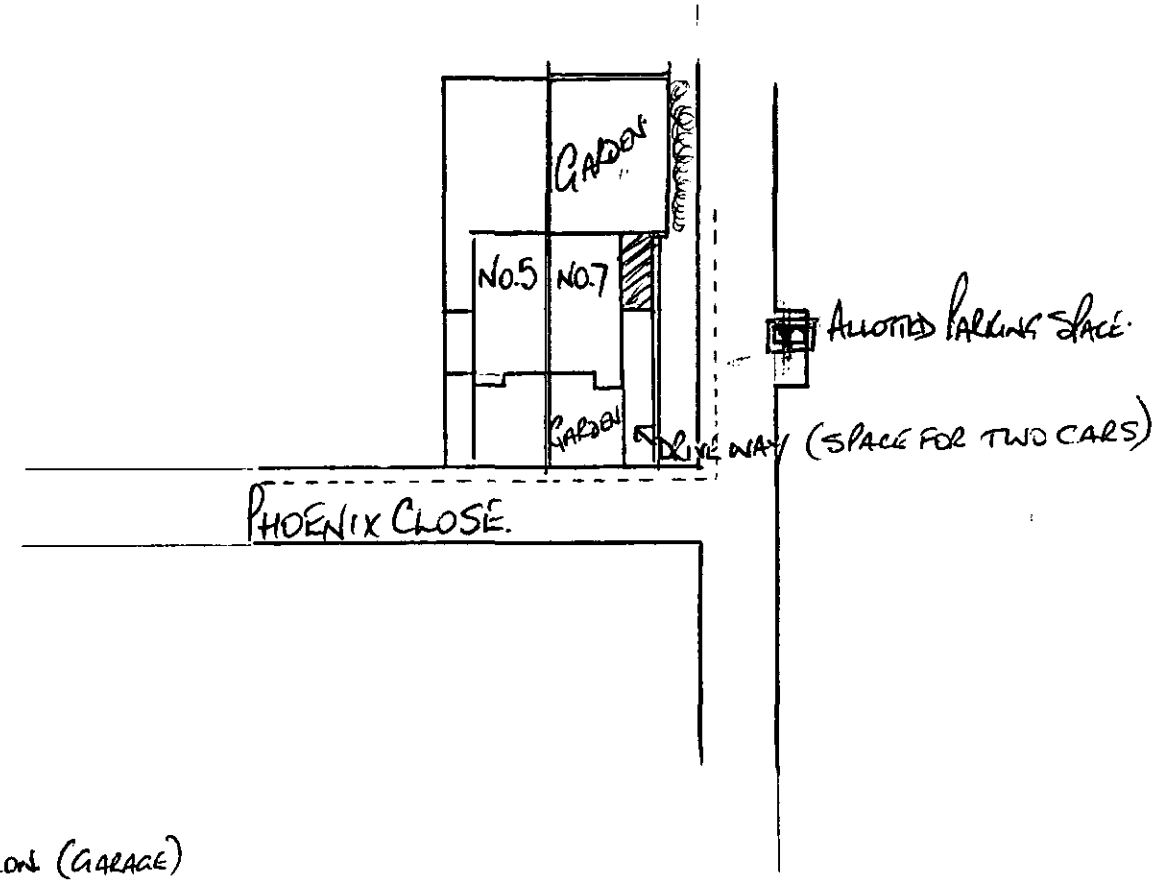
The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.



20.JUN.2006* 1768

CERTIFICATE COPY OF FILED PLAN
H.M. LAND
2178

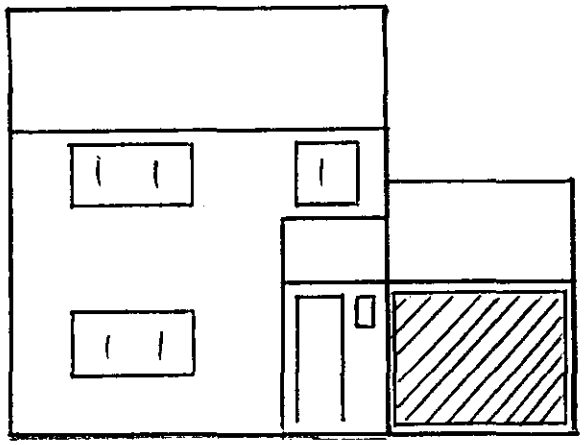
SCALE 1:500.



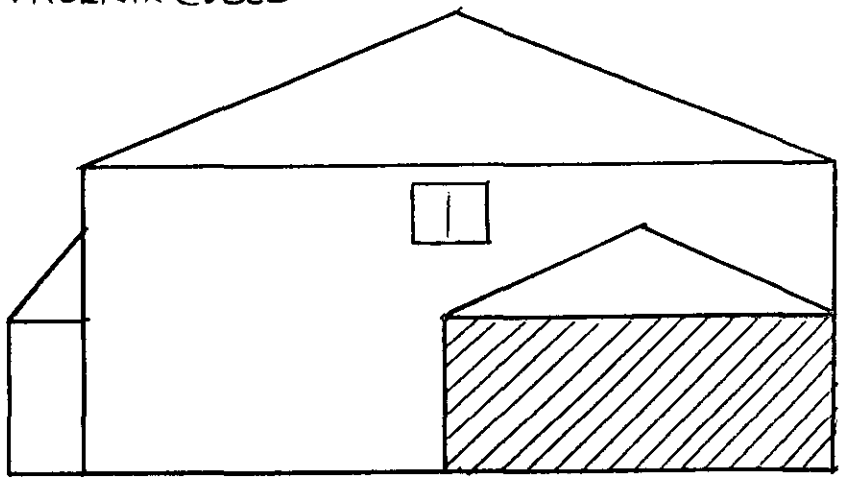
▨ - PROPOSED CONVERSION (GARAGE)

20. JUN. 2000* 1768

(EXISTING.) 7 PHOENIX CLOSE



SCALE 1CM - 1M. FRONT. ELEVATION

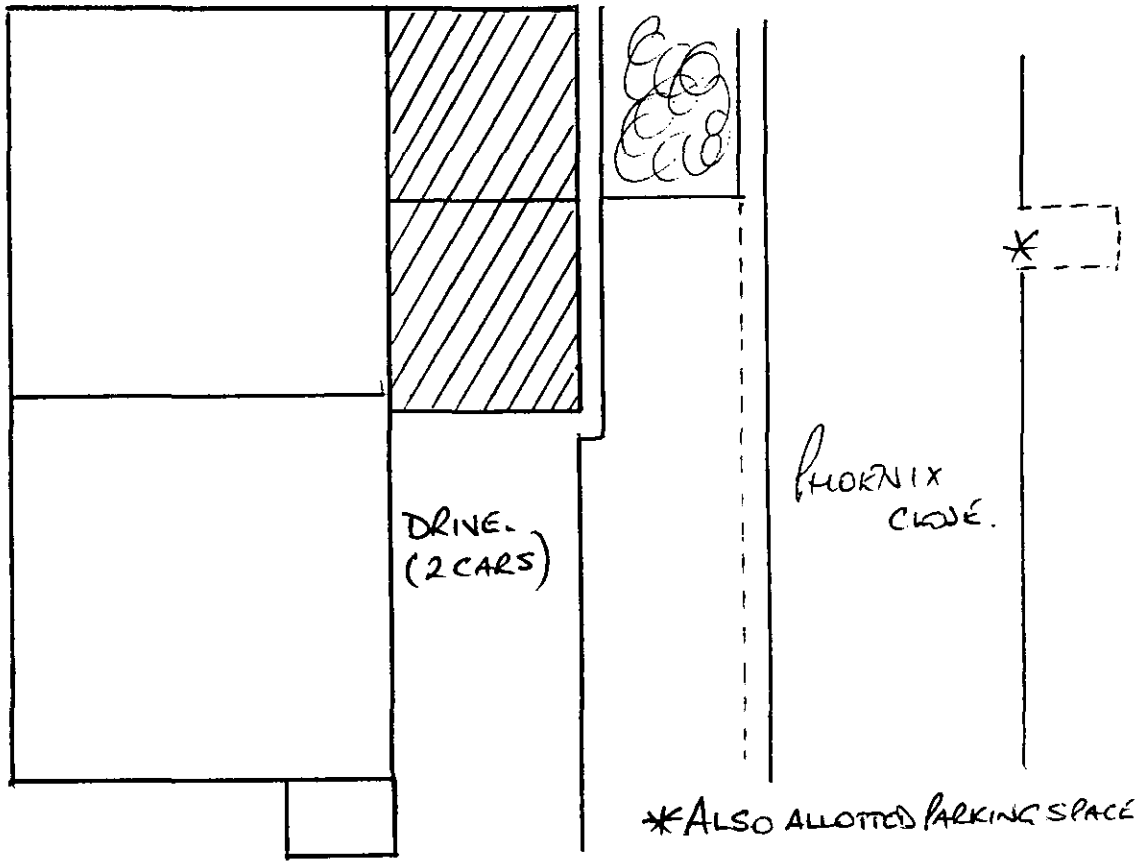


SIDE ELEVATION

KEY :-

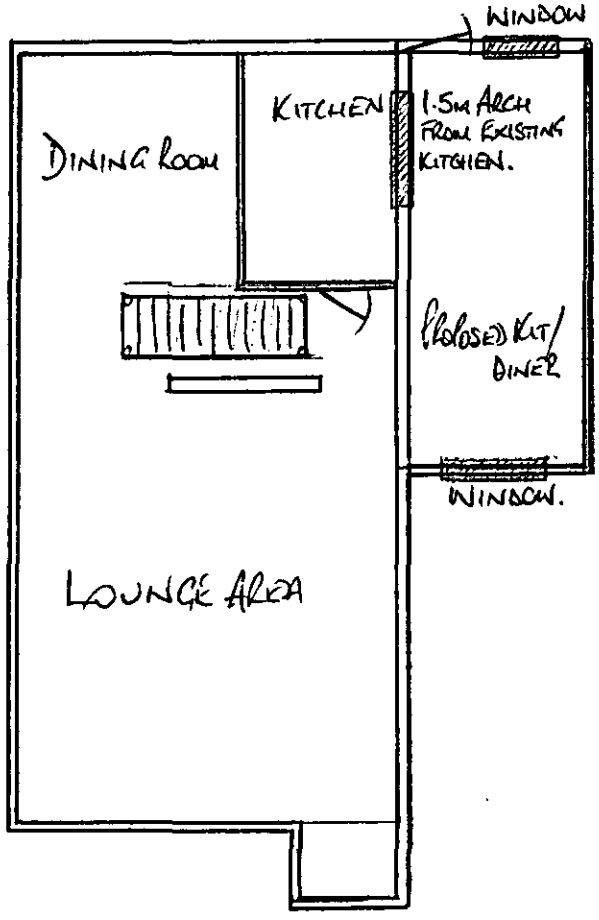
- PROPOSED GARAGE CONVERSION TO LIVING ACCOM.

EXISTING PARKING FOR 2 CARS ON DRIVE + ALLOTTED PARKING SPACE (UNCHANGED).



TOP ELEVATION.

20. JUN. 2000* 1768



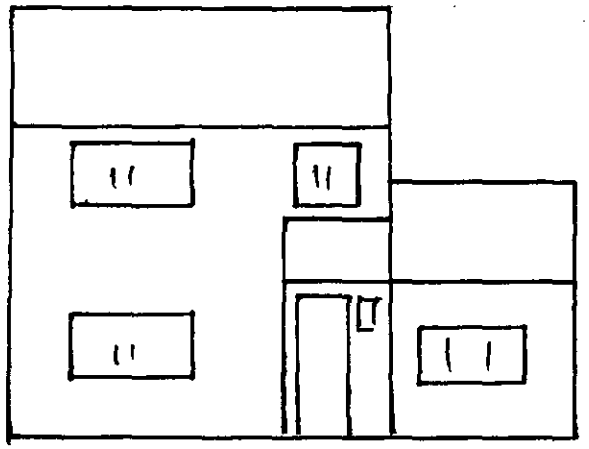
SCALE 1cm :- 1m.

GROUND FLOOR PLAN.

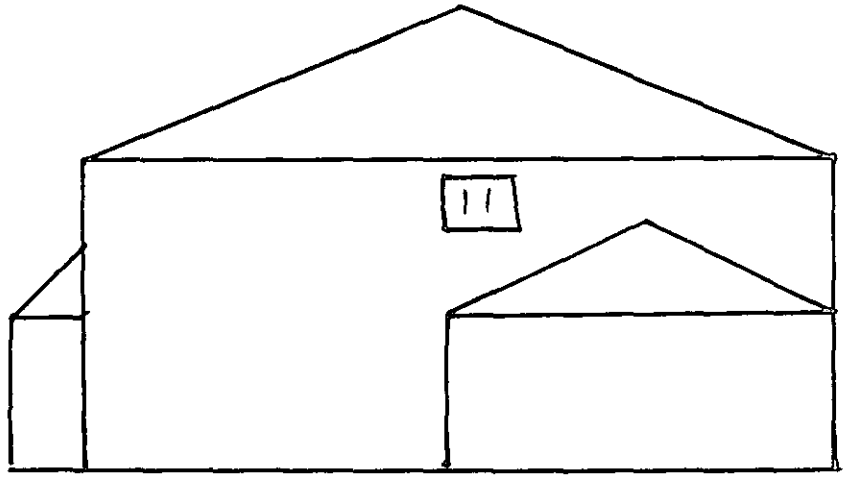
20.JUN.2000* 1768

(Proposed) 7 Phoenix Close.

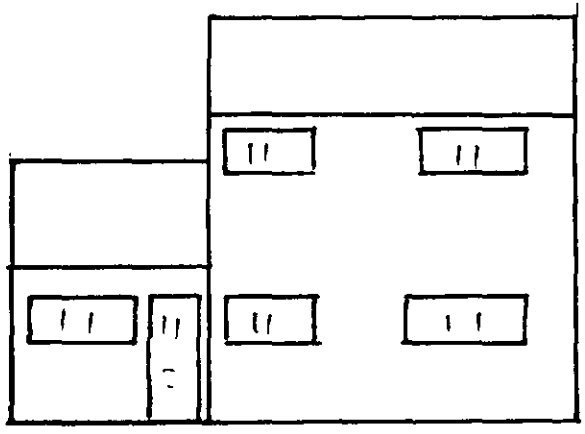
20 JUN 2006 8241



Front.



Side.



Rear

Remains 3 Bedroom House.
(ie. 2 Car Parking Spaces)
needed.

2 Spaces on drive plus one allocated in block.

Scale
1cm-1m

ADDRESS 7 PHOENIX CLOSE PARISH WOKINGHAM

PLOT No. 67 (PHASE I - AREA 6 WOOSEHILL) ORD. SHEET No. SU.7968 75-

BUILDER SEE MASTER CARD FOR PREVIOUS HISTORY

Plan No.	Applicant	Description of Development	Date of Decision	Decision
06310	H.C.S.L. ESTATES	SEMI-DET. HOUSE + GARAGE	12.5.77	N/A C/A
BR6491	"	"	15.6.77	APP. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

20.JUN.2000* 1768

1789/a

SECTION 66 CERTIFICATE

Application No. 20.JUN.2000* 1768

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.

OR

+ See Note (a) to Certificate A

OR

(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).

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.

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

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

- 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.

OR

● 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) WOKINGHAM TIMES .....

.....

(b) Insert description of steps taken

● Notice of the application as attached to this Certificate, has been published in the (c) WOKINGHAM TIMES .....

on (d) THURSDAY 8 (WEEKLY) .....

(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 .....

On behalf of .....

Date 2.3.00 .....

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

1769A

20 JUN 2000* 1768

PLANNING APPLICATION PART 1

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

1.	YOUR NAME	ROBERT AMBROSE
	ADDRESS	7 PHOENIX CLOSE, WOOSEHILL,
		WOKINGHAM, BERKS.
	POST CODE	RG41 3NB Tel. No. 01189793458
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	
	ADDRESS	
	POST CODE	Tel. No.
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	7 PHOENIX CLOSE, WOOSEHILL, WOKINGHAM BERKS (GARAGE ADJOINING)
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	2.5M x 5.1Sq.
5. Give brief details of the proposal.	ABOUT THE APPLICATION	CONVERT EXISTING GARAGE INTO KITCHEN/DINING AREA.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER
7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.	PLANS/DRAWINGS	1:25000 Location Plan ✓ 1:100 Floor Plan ✓ 1:500 Block Plan ✓ Other ✓ 1:100 Elevations
8. Does the application involve any of the following Please tick relevant boxes. If you tick OTHER, please explain on this form.	CHANGE OF USE ✓	ALTERATION or EXTENSION
	CONSTRUCTION OF NEW BUILDING	DEMOLITION
	OTHER	
9. What type of Planning application are you applying for?	RESERVED MATTERS	Go to Question 10.
	OUTLINE PERMISSION	State relevant outline permission No. Go to Question 10.
	FULL PERMISSION ✓	Go to Question 11.
	TEMPORARY PERMISSION	State period required. Go to Question 11.
	RENEWAL OF TEMPORARY PERMISSION	State previous permission No. Go to Question 11.
	VARIATION/RELAXATION OF CONDITIONS	State relevant application No. Details of conditions to be relaxed. Go to Question 11.
10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.	EXTERNAL APPEARANCE	SITING
	MEANS OF ACCESS	DESIGN
		LANDSCAPING

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

GARAGE (HOUSEHOLD)

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~ N/A

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

RED BRICK TO MATCH EXISTING
WINDOW IN PLACE OF GARAGE
OPENING

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.

~~YES~~ / NO

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.

YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.

~~YES~~ / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.

~~YES~~ / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

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 (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.

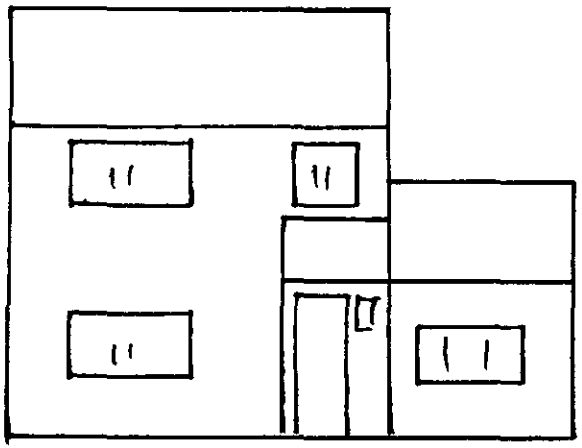
~~YES~~ / NO

23. THE FEE ENCLOSED IS £ NIL
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

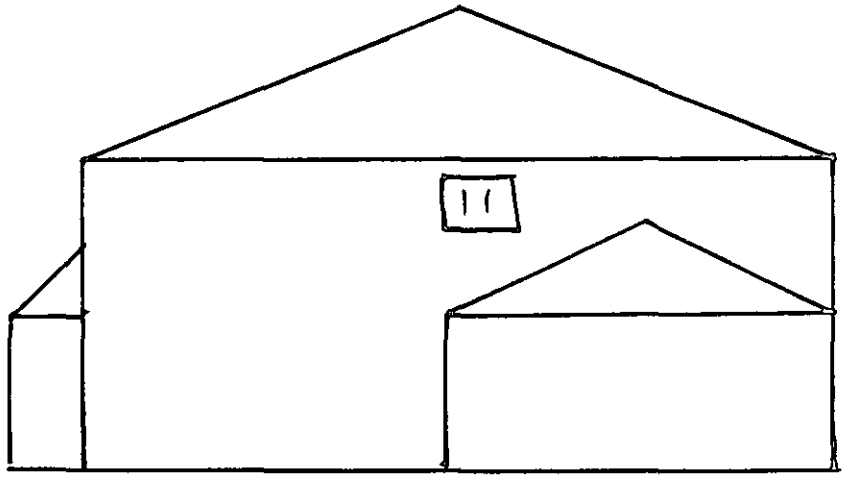
SIGNED [signature] ON BEHALF OF DATE 2.3.00

Before submitting this application check that you have answered all the relevant questions 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.

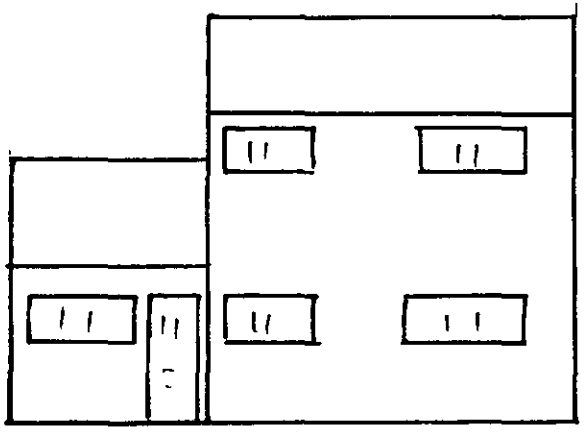
8911 20 JUN 2010 (Proposed) 7 Phoenix Close.



Front.



Side.



Rear

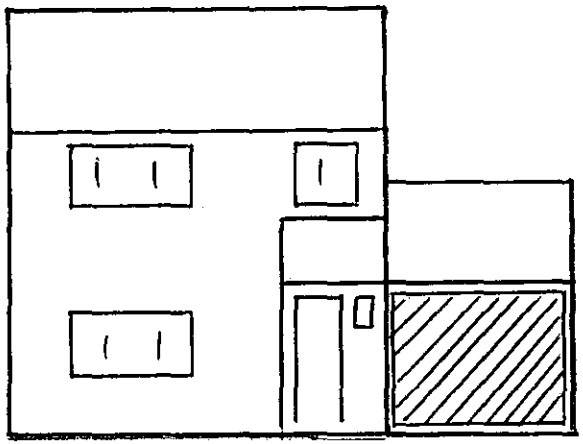
Remains 3 Bedroom House.
(ie. 2 Car Parking Spaces)
needed.

2 Spaces on Drive Plus one Allocated in Block.

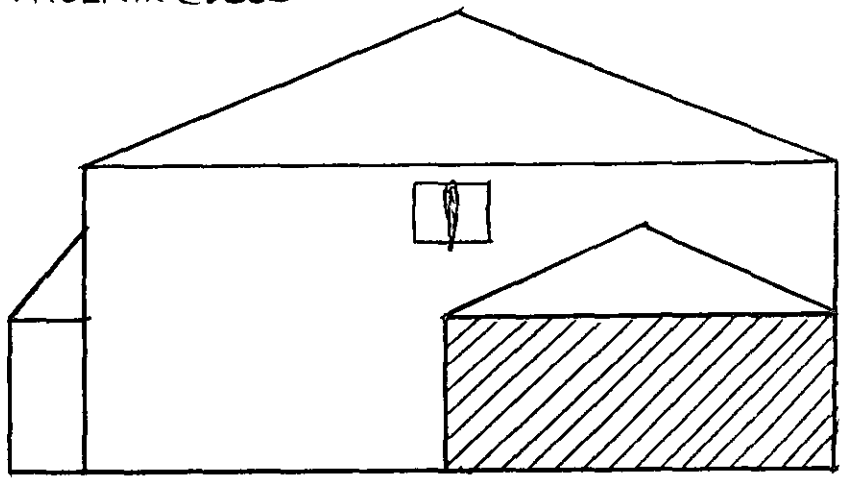
APPROVED

Scale
1cm-1m

(EXISTING.) 7 PHOENIX CLOSE



SCALE 1CM - 1M. FRONT. ELEVATION



SIDE ELEVATION

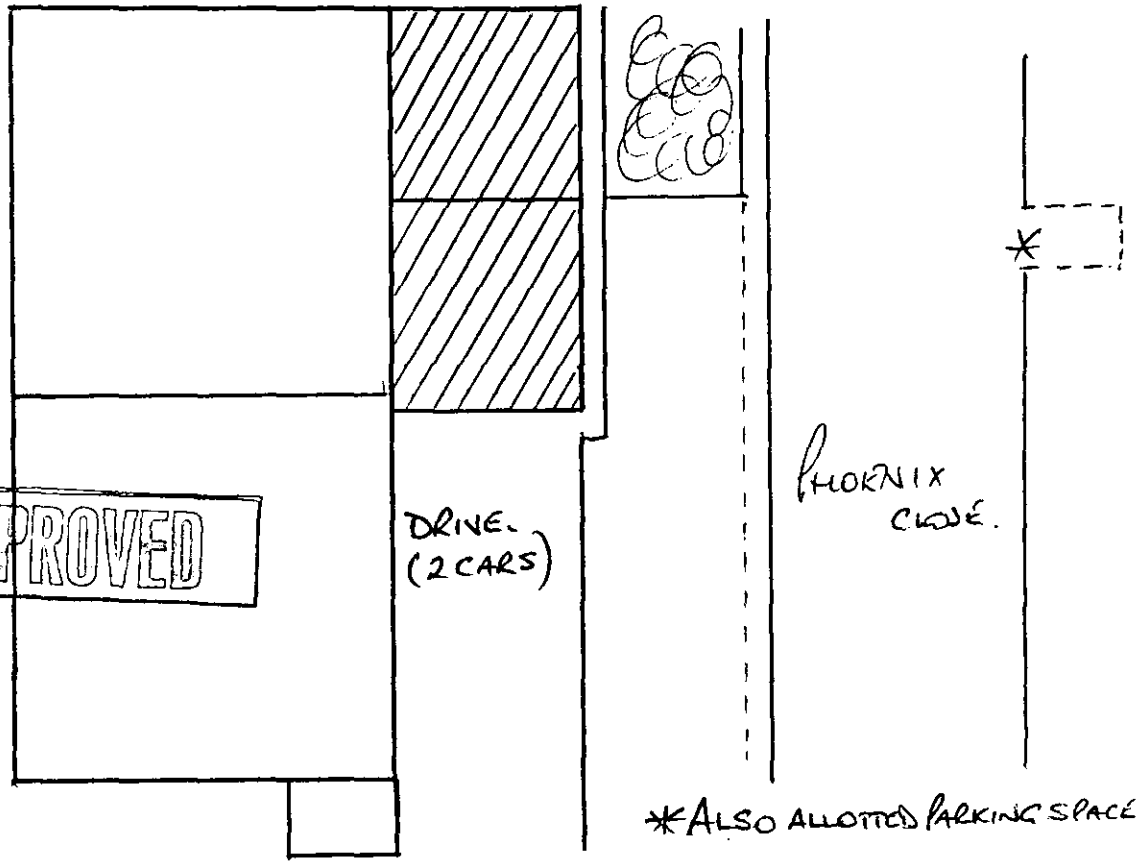
KEY :-



- PROPOSED GARAGE CONVERSION TO LIVING ACCOM.

EXISTING PARKING FOR 2 CARS ON DRIVE + ALLOTTED PARKING SPACE (UNCHANGED).

TOP ELEVATION.



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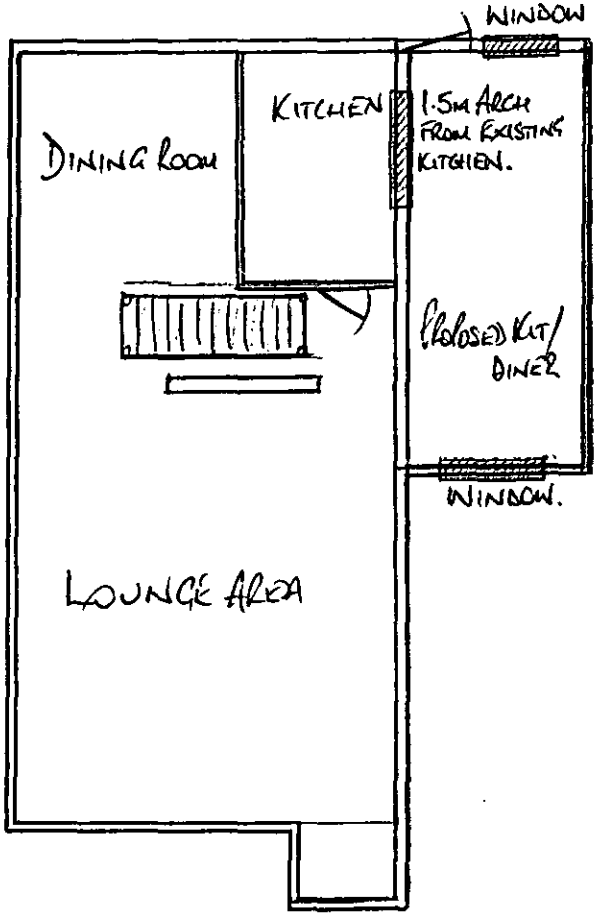

SCALE 1CM :- 1M.

APPROVED

GROUND FLOOR PLAN.

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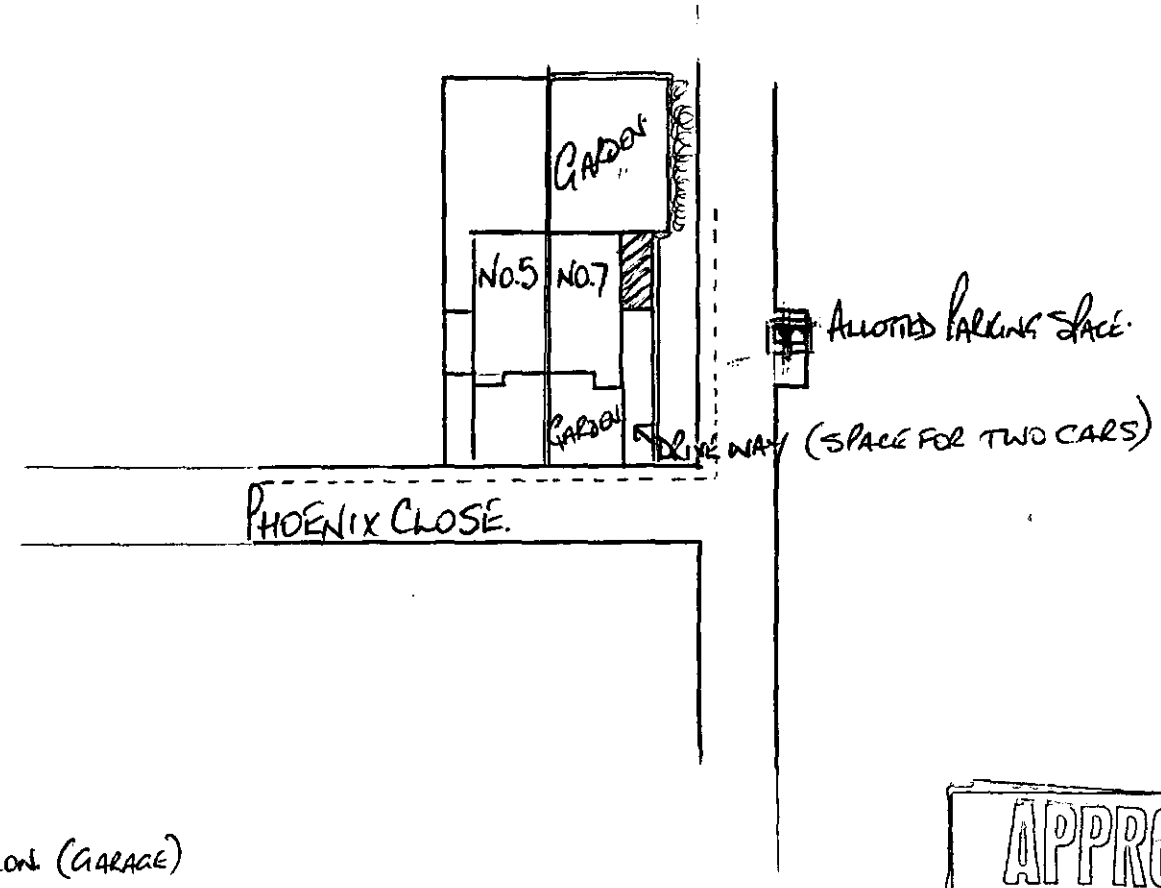
SCALE 1:500.



▨ - PROPOSED CONVERSION (GARAGE)

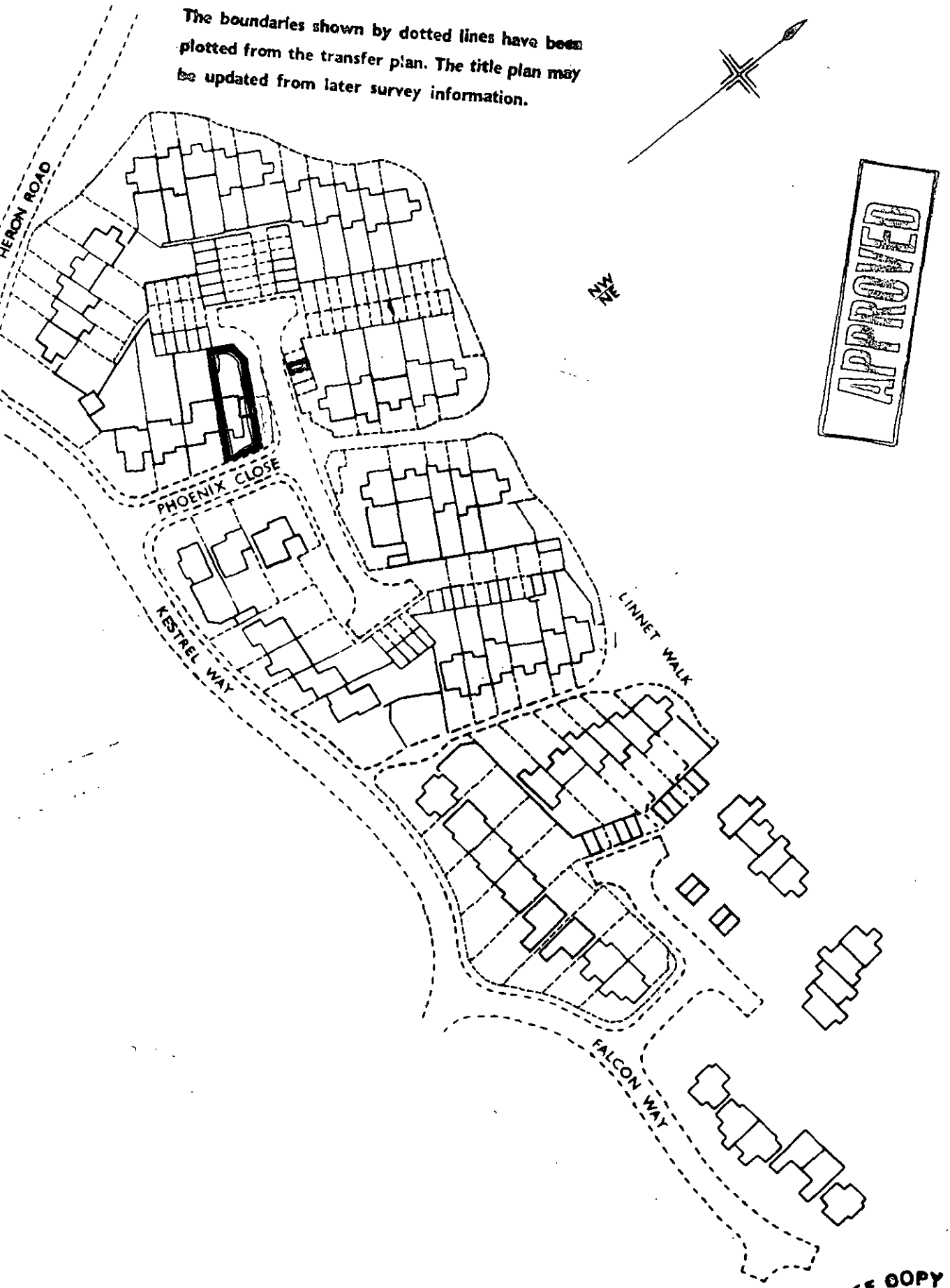
APPROVED

20 JUN 2016

1768

		SECTION C	Scale 1:1250
BERKSHIRE	DISTRICT WOKINGHAM		© Crown copyright 1978
	WOKINGHAM PARISH		

The boundaries shown by dotted lines have been plotted from the transfer plan. The title plan may be updated from later survey information.



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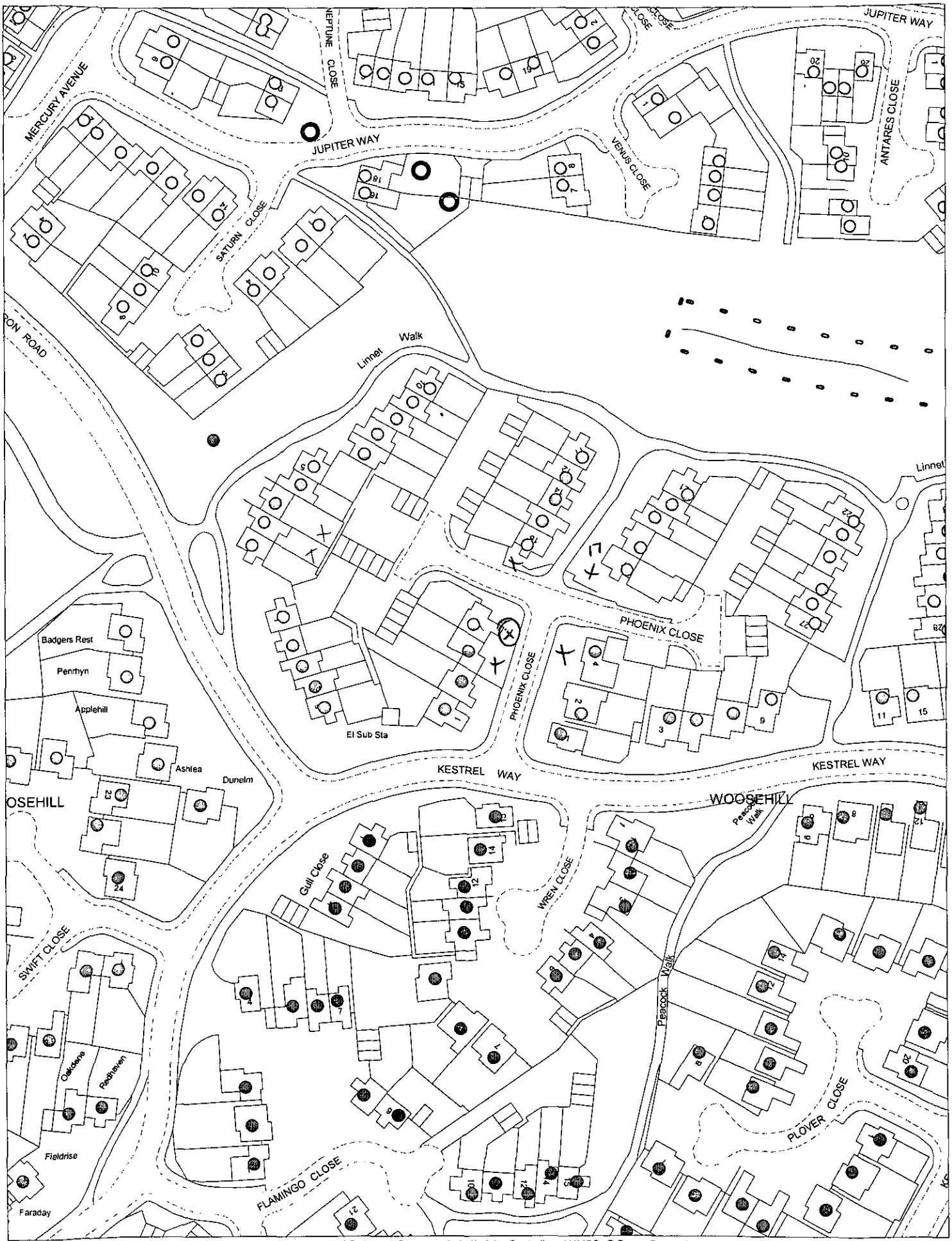
20.JUN.2000* 1768

CERTIFICATE COPY OF FILED PLAN H.M. LAND 178



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Development Control Section, Environmental Services, Wokingham District Council.

1 June 2000

Scale: 1 : 1250

N W E S