[redacted]

SYSTEMS LTD

APPLICATION NO:
F/2000/1770

LOCATION:
7 Grovelands Avenue, Winnersh Wokingham.

APPLICANT:
Mr Mrs Ball

PROPOSAL:
Proposed erection of garage (Amendment to consent 97/64851/F)

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

APPLICATION WILL HAVE EXPIRED ON:
15/08/2000

CASE OFFICER: **Joss Miller**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Ball
7, Grovelands Avenue
Winnersh
Wokingham
Berkshire
RG41 5JU

Application Number: F/2000/1770

Parish: **WINNERSH**

Location: **7, Grovelands Avenue, Winnersh, Wokingham.**

Proposal: **Proposed erection of garage (Amendment to consent 97/64851/F)**

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 works 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 and garaging 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.

Condition
4. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

Condition
5. The garage approved under planning permission 97/64851/F shall not be erected subsequent to the construction of the garage hereby approved.

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.

Reason
4. In the interests of visual amenity.

Reason
5. For the avoidance of doubt.

Informative
In view of the proximity of landfill sites, the applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Contaminated Land Research Report No.212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas which may mitgrate into the building.

John Mitchell
Development Control Manager
Date: 14/08/2000

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.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Joss Miller DATE: 16th August 2000

Location:	7, Grovelands Avenue, Winnersh
Proposal:	Proposed erection of garage
Application Number:	F/2000/1770

In response to your consultation dated 17th July 2000 for the above application, the tree and landscape comments are as follows:

The above development proposals would seriously erode an important area of linear planting which forms a strong boundary between the property and the adjacent track. The proposals would require the removal of a significant length of this planting with no scope to provide replacement planting to offset loss. I am also concerned that additional planting would be lost in order to accommodate construction work space and to provide an adequate turning space into and form the garage.

I therefore recommend that planning permission is REFUSED.

ROBERT PETROW
Consultant Landscape Architect

Plans have been passed TO Neil as he may wish to comment.

Application Number F/2000/1770
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC53	SR02	Works
3	SC23	SR06	Parking & garaging
4	SC49	SR09	
5		SR04	The garage approved under planning permission 97/648 shall not be erected for basement to the construction of the garage hereby approved.
		Inf	

? No mention of Land fill sites in other cond's ?

In view of the proximity of ~~the above~~ landfill sites, the applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas which may migrate into the building.

14/8/02

RECORD OF SITE VISIT

SITE ADDRESS: 7 Grovelands Avenue Winnersh Wokingham.

APPLICATION NUMBER: F/2000/1770

OFFICER: Joss Miller

DATE OF SITE VISIT: 3/7

1 SITE/STATUTORY NOTICE DISPLAYED ? —

2. DESCRIPTION OF SURROUNDINGS

Chalets and houses.

3. DESCRIPTION OF SITE/BUILDING

Detached chalet of brick & tile.

4. RELATIONSHIP TO ADJOINING PROPERTIES

9. 1m high boundary & Shrubery.

track adj to proposed.

5. SITE CONSTRAINTS

TREES ✓ Approx 6m high.

ACCESS/PARKING OK.

LEVELS —

BOUNDARY TREATMENT 2m hedge to front, 1m to No 9.

OTHERS and trees to track (adj).

WORK SHEET FOR : Joss Miller

Application Number : F/2000/1770

Applicant : Mr Mrs Ball .

Location : 7, Grovelands Avenue, Winnersh, Wokingham.
Proposal : Proposed erection of garage (Amendment to consent 97/64851/F)

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : 26/6

Date of Site Visit : 3/7/00

Date Registered : 20/06/2000

Earliest Date for Decision : 20/07/2000

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

This application will have expired on: 15/08/2000. 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 :

Env Agency – Inf.
Highways – No comment
Env Health – No objections
PC – No comments
Cllr Bray – Not appropriate to comment

Planning Issues :

Effect on street scene & neighbouring properties DBE1.
Identified settlement.

Application Number: F/2000/1770

Appraisal :

This application is for the proposed erection of a garage (amendment to consent 97/6485(F)).

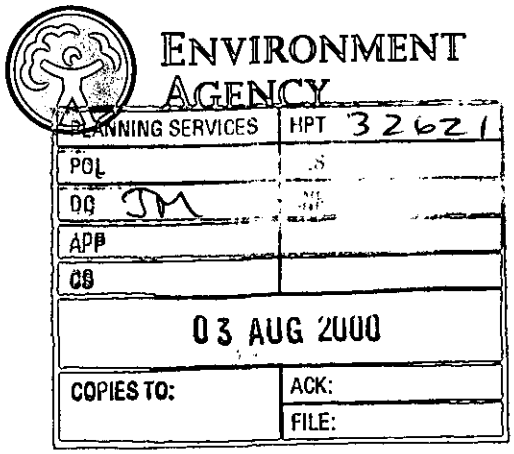
Neighbours.
No 9 is sited approx. 12.5m from the proposal which is 3.9m high at the ridge, 2.4m at the eaves and is 3.0m wide and 5.8m deep. Therefore any impact regarding overbearing, overshadowing and privacy issues is minimised. All other neighbours are a sufficient distance for any impact to be minimised.

Street scene.
There is a variation on front building lines at this point at the bend in the road. The garage is of an appropriate design and is adjacent to a subsidiary track with trees on the boundary, therefore a condition should be imposed retaining them. The garage would be partially obscured by a 2m hedge on the front boundary, therefore, any impact on the street scene would be minimised.

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

Our ref: SP\2000\001983\001
Your ref: F/2000/1770

Date: 31st July 2000



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

For the attention of: Joss Miller

Dear Sir/Madam

ERECTION OF GARAGE - AMENDMENT TO CONSENT 97/64851/F
7 GROVELANDS AVE, WINNERSH, WOKINGHAM

Thank you for your letter dated 26 June 2000 which was received on 28 June 2000. You are asked to quote the following reference in any correspondence: SU77SE/4/25. The Environment Agency has the following comments:

The Environment Agency has no objection to the proposed development.

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

According to our records, there are 2 landfill sites within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*	*Details*
SU 787 708	0 m	Clarendon Close	no information
SU 789 709	90 m	Caravan Park	no information

In view of the proximity of the above landfill sites, the applicant is advised to incorporate gas protection measures into the design of the building. Suitable techniques are outlined in the Building Research Establishment Report No. 212 "Construction of New Buildings on Gas Contaminated Land". This will ensure that the development is protected against the adverse effects of gas which may migrate into the building.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries

Cont/d..

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

please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Mr & Mrs David Ball, 7 Grovelands Avenue, Winnersh Wokingham RG41 5JU

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 26 June 2000

Application Number: F/2000/1770

Proposal: Proposed erection of garage (Amendment to consent 97/64851/F)

Parish: WINNERSH PARISH

Site Address:
7, Grovelands Avenue, Winnersh, Wokingham.

Applicant:
Mr Mrs Ball .

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).

No Comments from highways.

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

10/07/00

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLA
POL
DC
CS
COPIES TO:
FILE

From: Joanne Ellis, Environmental Health

My Ref: JPE/LW/20001356

To: Joss Miller, Planning

Your Ref: F/2000/1770

Date: 3 July, 2000

PROPOSED ERECTION OF GARAGE (AMENDMENT TO CONSENT 97/64851/F)

LOCATION: 7 GROVELANDS AVENUE, WINNERSH

These proposals have been evaluated and I have no environmental health objections to the application.

JOANNE ELLIS
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

FROM: Joss Miller

DATE: 26 June 2000

27 JUN 2000

WINNERSH PARISH CONSULTATION SHEET

PLANNING SERVICES	HFT
POL	TLS
DC	ENF
APP	
13 JUL 2000	
COPIES TO:	ACK:
	FILE:

Application Number: F/2000/1770

Proposal: Proposed erection of garage (Amendment to consent 97/64851/F).

Site Address: 7, Grovelands Avenue, Winnersh, Wokingham.

Applicant: Mr Mrs Ball .

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

No comments

SIGNED: _____ DATE: 11.07.00

Clerk To Winnersh Parish/Town Council.

45 Bluebell Meadow,
Winnersh,
Wokingham,
Berks.
RG41 5UW

Tel: 0118 989 4139

13th July, 2000

Copied to: Winnersh Parish Council

Dear Lynette,

Re: Various Winnersh Planning Applications

Sorry to lump all these comments in together, but I am off on holiday next week, so I am taking this opportunity to try to make sure I flag up everything before I go. Some of the comments may be on applications other officers are dealing with, in which case please pass them on.

O/2000/1211 9 houses at Oaklands Nursery, Green Lane

I have been in and looked at this application. The proposal is for a development of significant size in an awkward location. I am writing to you now to let you know that should this delegated application be recommended for approval I would like it to be listed for consideration by the Development Control committee.

F/2000/1798 One detached dwelling and garage at the rear of 552 and 554 Reading Road

This area of the Reading Road has already seen a number of backfill and infill properties, so yet another one may be the one too many with regard to traffic and access to the Reading Road. I do not have time before I go away on holiday to follow this application up immediately, but I will be looking at it when I get back in August.

F/2000/1743 Internally Illuminated Sign at Threshers

I personally do not have any problem with this application. The most likely people to be affected are those who live opposite rather than next door at 441. I am not sure I will have time to contact them before I go on holiday – I will look at the file when I come back to see what objections have come in, if any. I believe the shop next door was refused permission for such a sign a few months ago, and it may be that you feel the same reasons apply this time. Could you let me know if that is likely to be the case? I am around until Friday 21st July.

F/2000/1770 Garage at 7 Grovelands Avenue (amendment to 97/64851/F)

Although I have no direct interest in this application, I would like it recorded that I do not think it appropriate for me to comment on it now that I am a District Councillor, given that 7 Grovelands Avenue is the home of David Ball, whom I know personally and who is also a former Conservative councillor for this ward.

Yours sincerely,

P. Bray.

Prue Bray
Councillor for Winnersh

Date: 17 July 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1770

Location: 7, Grovelands Avenue, Winnersh, Wokingham.

Proposal: Proposed erection of garage (Amendment to consent 97/64851/F)

Applicant: Mr Mrs Ball.

Case Officer: Joss Miller

The new plans show the following: Proposed garage.

Comments are required by 24/07/2000.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

(RING ONE)

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

App No. H/2000/1170 (Planaps) / (Ludhouse) Date Rec. 20/6/00

Location: 7 Grovelands Ave

Parish Wimnerh

Applicant: Mr & Mrs Bell.

Description of attached plans

Proposed garage.

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

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 7 days

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

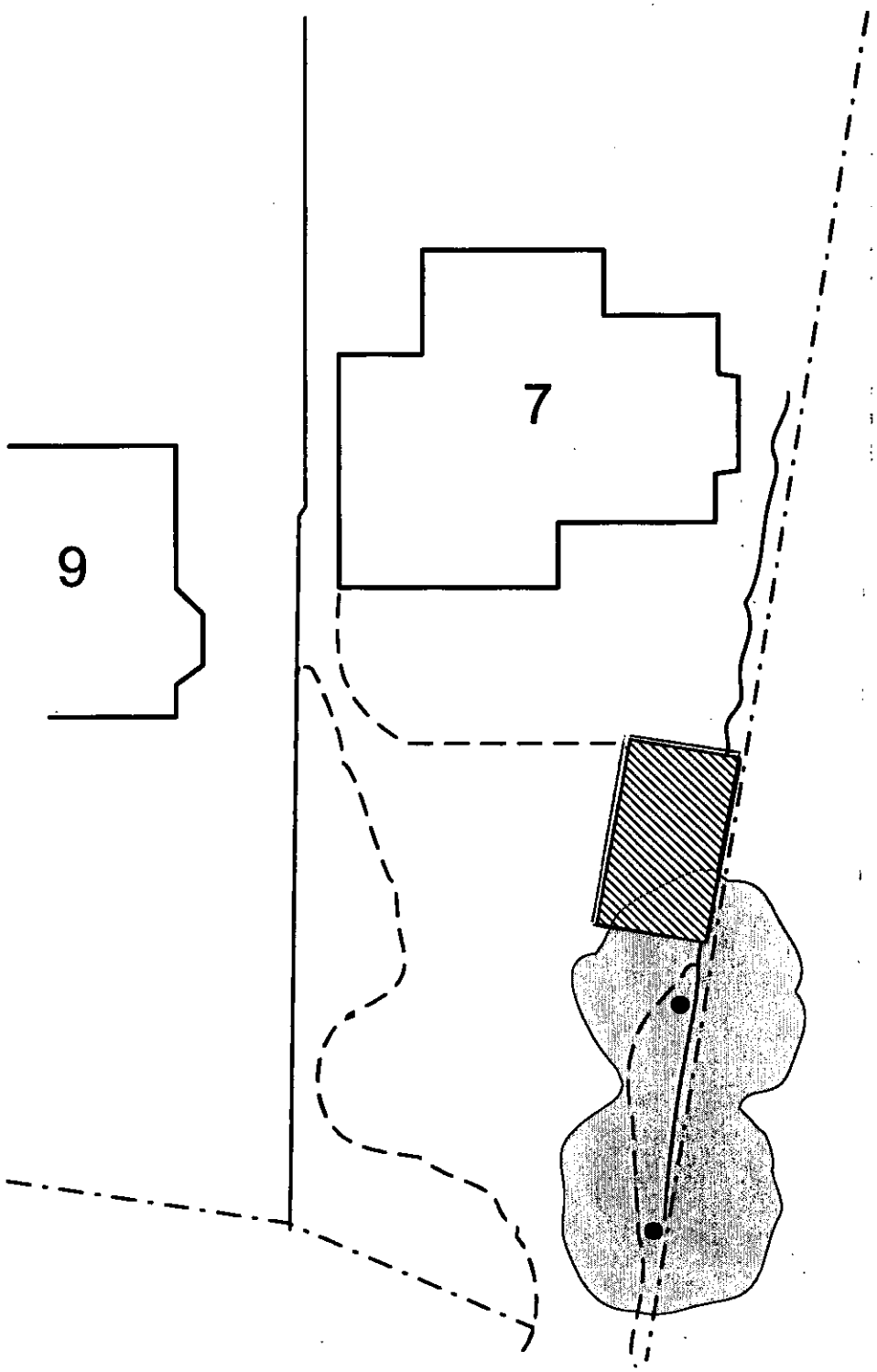
New Description _____

CASE OFFICER JM

Consultations Sent by Admin. on 17.07.B

Yellow - Part One Copy
Green - Officer's Copy

Proposed Site Plan 1:200
7 Grovelands Avenue, RG41 5JU

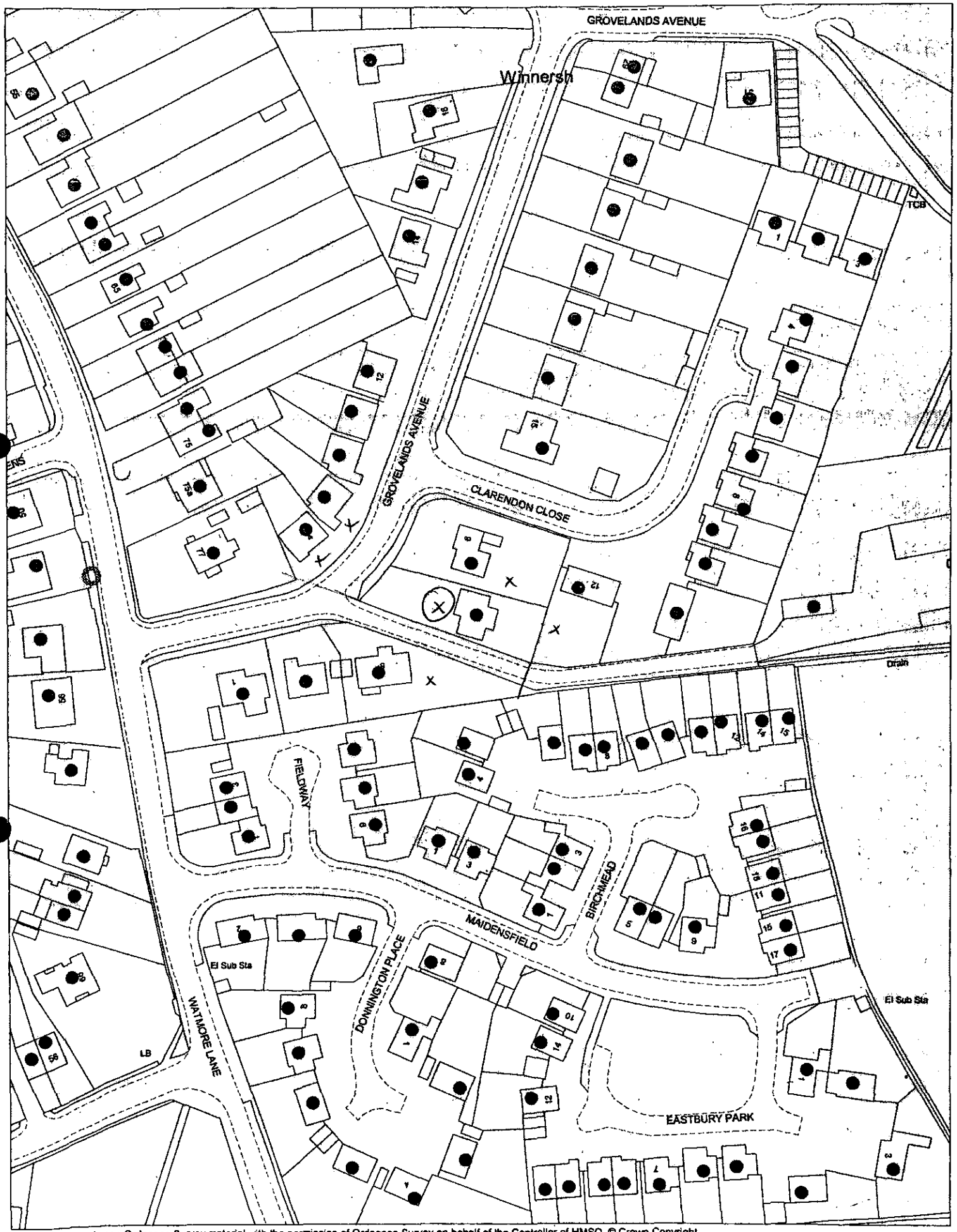


20.JUN.2006* 1770

1770 ADDITIONAL PLAN

ADDITIONAL PLAN

1770



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Development Control Section, Environmental Services, Wokingham District Council.

7 June 2000

Scale: 1 : 1250

N W E S

20. JUN. 2000* 1770

Received by Wokingham District Council

Application No: F/2000/1770

Proposal:
Proposed erection of garage (Amendment to consent 97/64851/F)

Location:
7, Grovelands Avenue, Winnersh, Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller 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

Tel: (0118) 974 6463

Date: **26 June 2000**

My ref: F/2000/1770

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

CONFIDENTIAL

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

Dear Councillor

Application Number: F/2000/1770
7, Grovelands Avenue, Winnersh, Wokingham.
Proposed erection of garage (Amendment to consent 97/64851/F)

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. The form below 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 and must be received within **28 days** of the date of this letter.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1770**
7, Grovelands Avenue, Winnersh, Wokingham.
Proposed erection of garage (Amendment to consent 97/64851/F)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____
_____

Signed: _____ Date: _____
Councillor Bray

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

Tel: (0118) 974 6463

Date: **26 June 2000**

My ref: F/2000/1770

CONFIDENTIAL

Councillor Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1770
7, Grovelands Avenue, Winnersh, Wokingham.
Proposed erection of garage (Amendment to consent 97/64851/F)

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If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1770**
7, Grovelands Avenue, Winnersh, Wokingham.
Proposed erection of garage (Amendment to consent 97/64851/F)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Turner

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

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

Tel: (0118) 974 6463

Date: **26 June 2000**

My ref: F/2000/1770

CONFIDENTIAL

Councillor Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1770
7, Grovelands Avenue, Winnersh, Wokingham.
Proposed erection of garage (Amendment to consent 97/64851/F)

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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 **Joss Miller** on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/1770**
7, Grovelands Avenue, Winnersh, Wokingham.
Proposed erection of garage (Amendment to consent 97/64851/F)
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

5460.

Start date:	Valid 20 JUN 2000
Officer: JM	Application No. F/2000/1770

Map No. 60 **Site** 0:05

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

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

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

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

Description:

(F) PROPOSED ERECTION OF GARAGE (AMENDMENT TO CONSENT 97/60851/F)

Location: 7 GROVELANDS AVE

Parish: WINNERSH Ward: WINNERSH 26.6.2000

Applicant: MR/MRS BALL

re-submission fee paid on 99/70519/F

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	NOT PROVIDED	13/6	✓
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	NOT PROVIDED	13/6	✓
6	Floor plans	NOT PROVIDED. ? Measurements on elevations.	13/6	
7	Metric scale disclaimer			
8	Encroachment letter	POSSIBLE ENCROACHMENT. None	13/6	✓
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 .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ✓ 250 m. landfill
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 .....
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 + 4, 5, 6 + 9 GROVELANDS AVE
12 CLARENDON CLOSE.

ADDRESS 7 GROVELANDS AVENUE PARISH WINNERSH

PLOT No. ORD. SHEET No. SU 7870 (6

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
02290	MR.G. BRENT	O/L	17.4.75	Re
09881	"	"		Re
11768	"	"	25.10.79	C
20205	MR. C. CROCOMBE	REF. HOUSE & GARAGE	20.10.83	C
BR21944	"	"	20.12.83	App
23283	MR. D. BELL	GARAGE TO RES. WITH BOW WINDOW - CARPORT	4.4.85	C
97/64851/F	"	GARAGE TO RES. NEW GARAGE	11.02.97	C
99/70519/F				

MINISTRY DECISION

SPECIAL ORDERS

20.JUN.2000* 1770

Environmental Services

For office use only.
Application number: 20.JUN.2000* 1770

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. David Ball
	Address and postcode	7 Grovelands Avenue Winnersh Wokingham RG 41 5JU
	Phone number	978 6635
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.	7 Grovelands Avenue Winnersh
4	About the application Give brief details of the proposal for example, two storey side extension.	Re-siting of garage previously approved under 97/64851/F
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 ☐ None affected
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: 4	Proposed: 4
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.		
The fee for the withdrawn plan 99/70519/F is to be used for this application			
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.			

Only the site layout plan (to same scale as previously supplied) is enclosed because all other details are as per approved plan 97/64851/F

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.

N/S Encroachment

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 30-May-00

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



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Development Control Section, Environmental Services, Wokingham District Council.

7 June 2000

Scale: 1 : 1250

N
W E
S

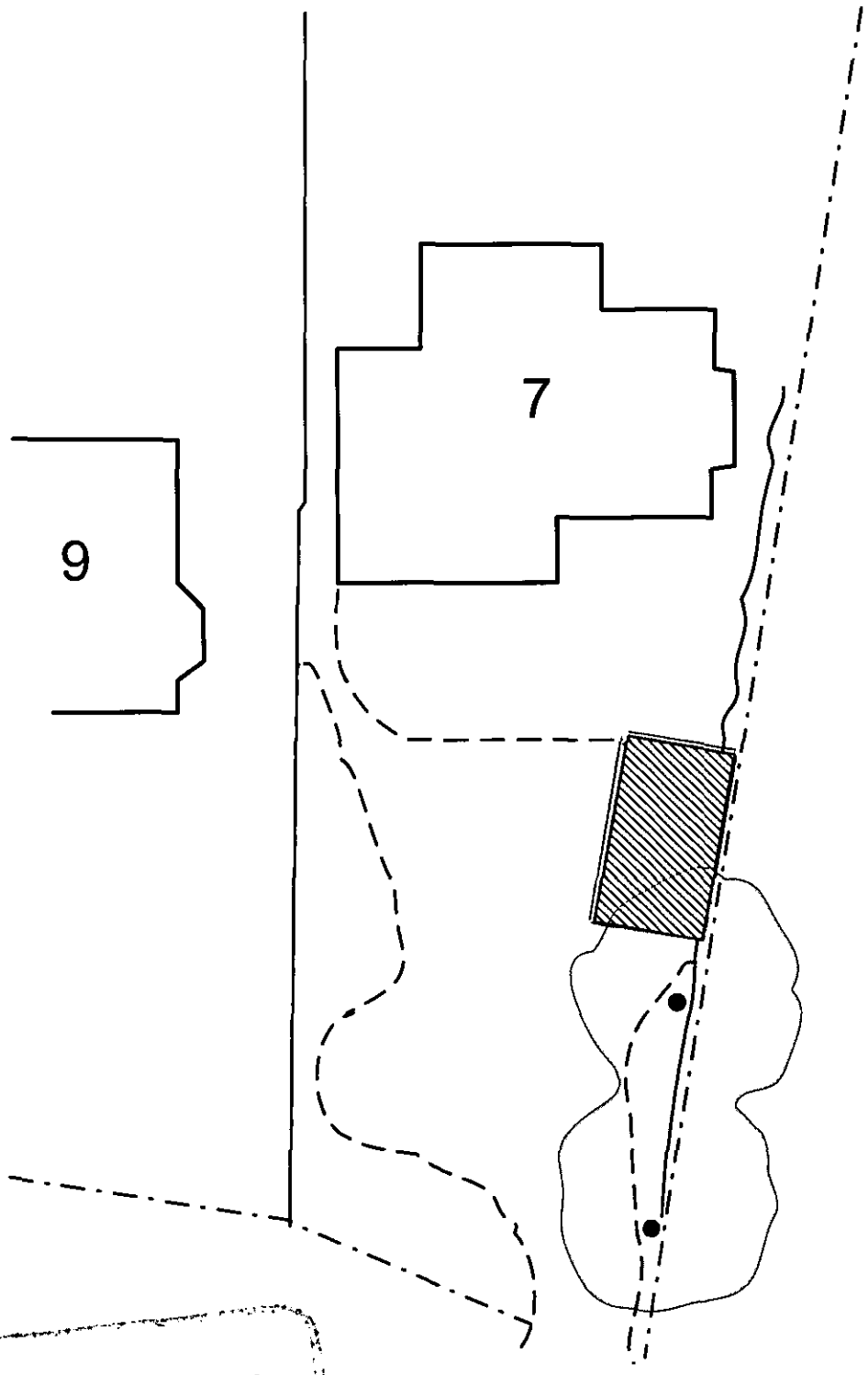
20.JUN.2000* 1770

subsequent to the construction
of the garage hereby
approved.



20. JUN. 2000 ★ 1770

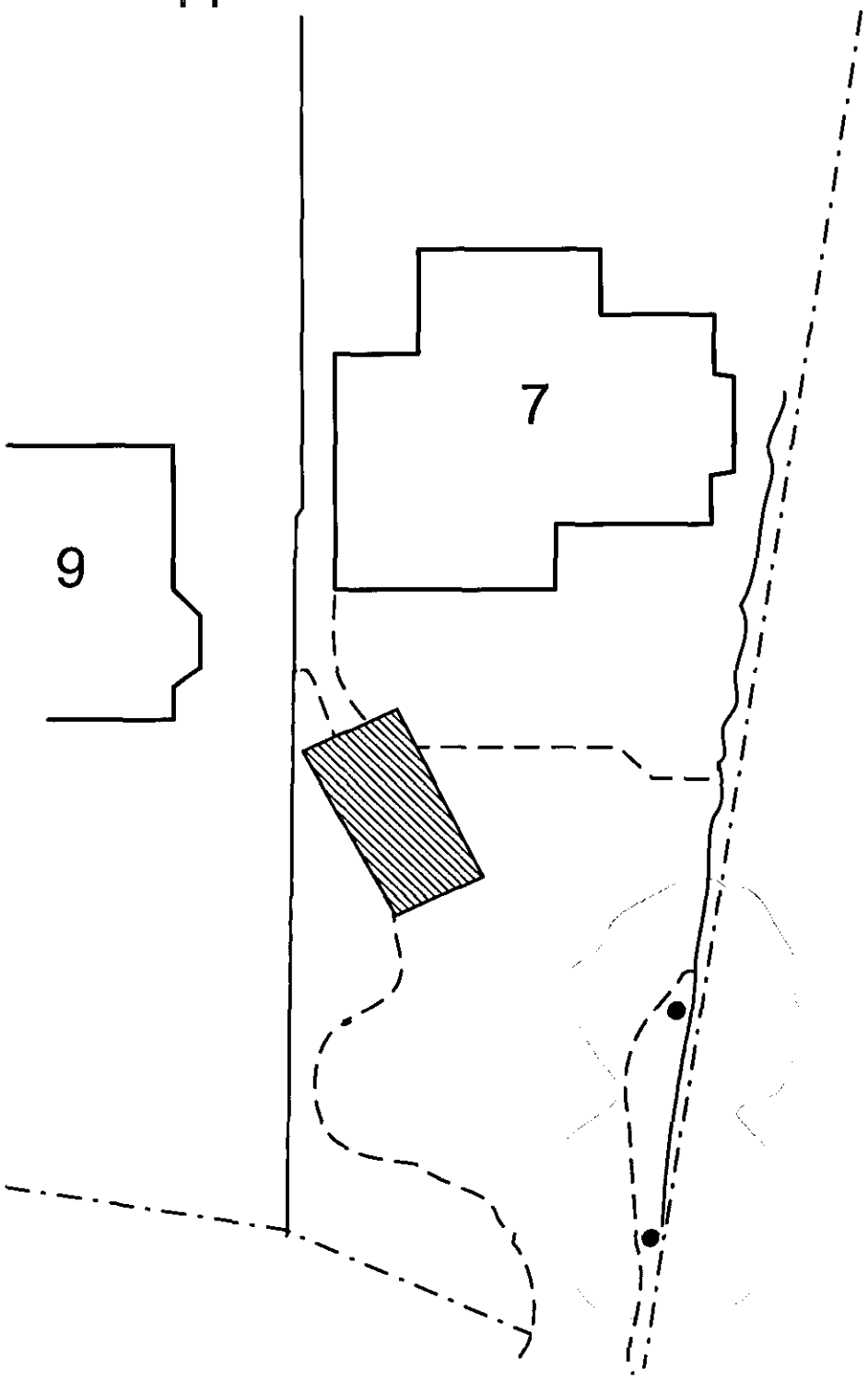
Proposed Site Plan 1:200
7 Grovelands Avenue, RG41 5JU



20 JUN 2006 1770

APPROVED

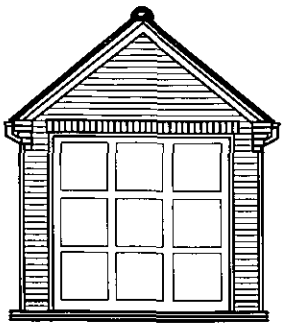
Approved Site Plan 1:200
7 Grovelands Avenue, RG41 5JU
Application: 97/64851/F



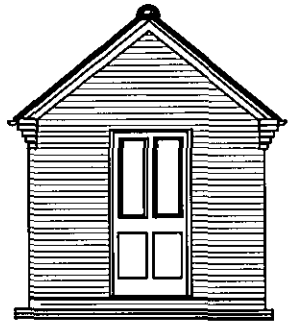
20.JUN.2006* 1770

7 Grovelands Avenue
New Garage Elevations
Scale 1:100

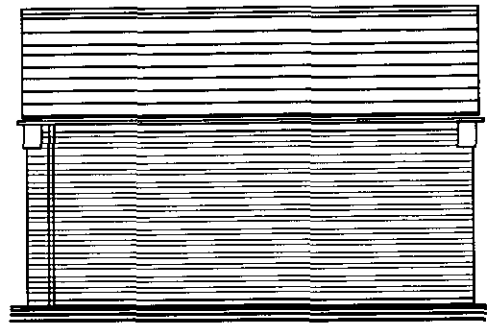
Front

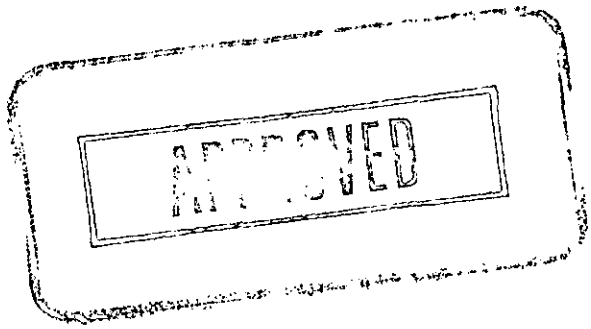


Rear



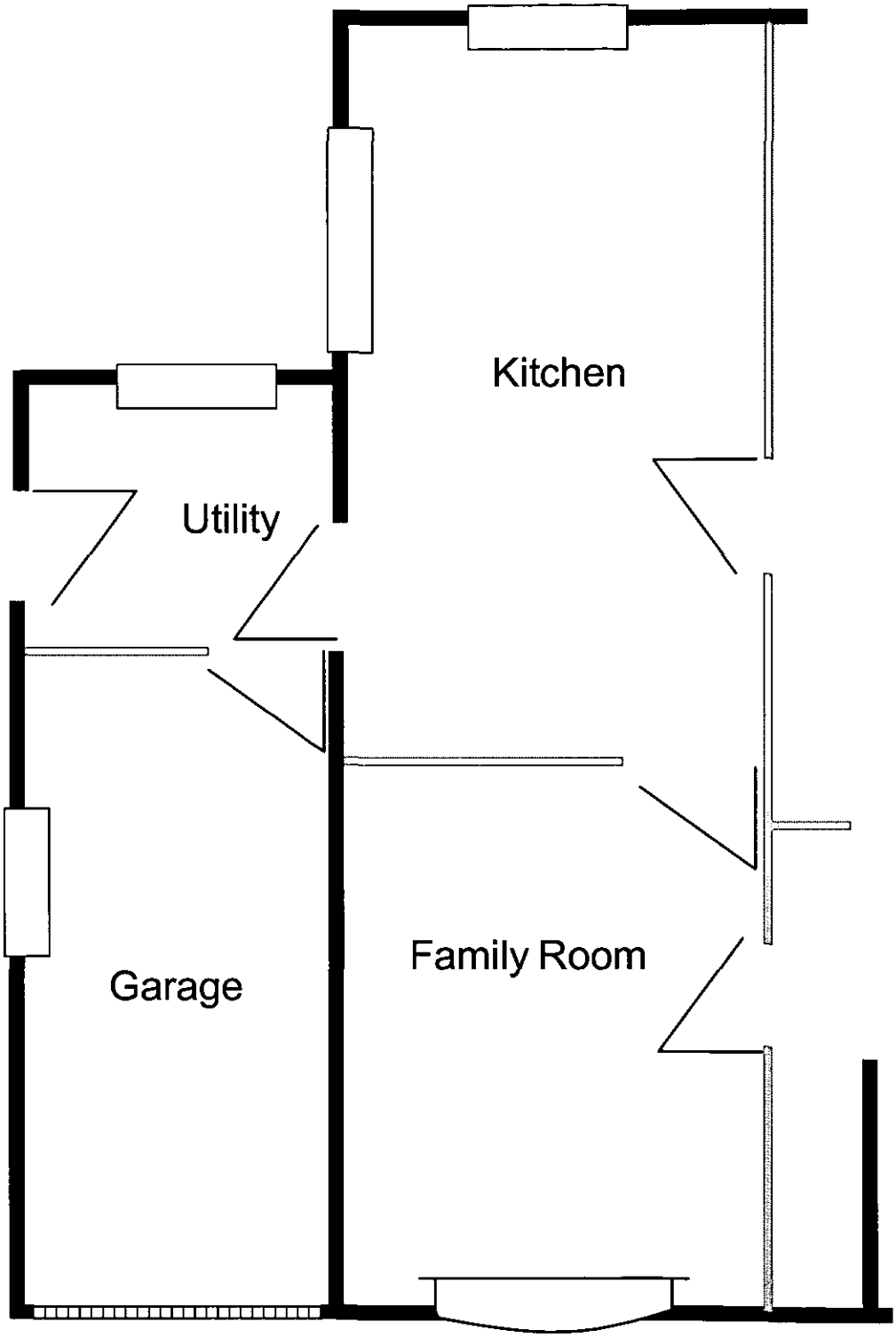
Side





20.JUN.2000* 1770

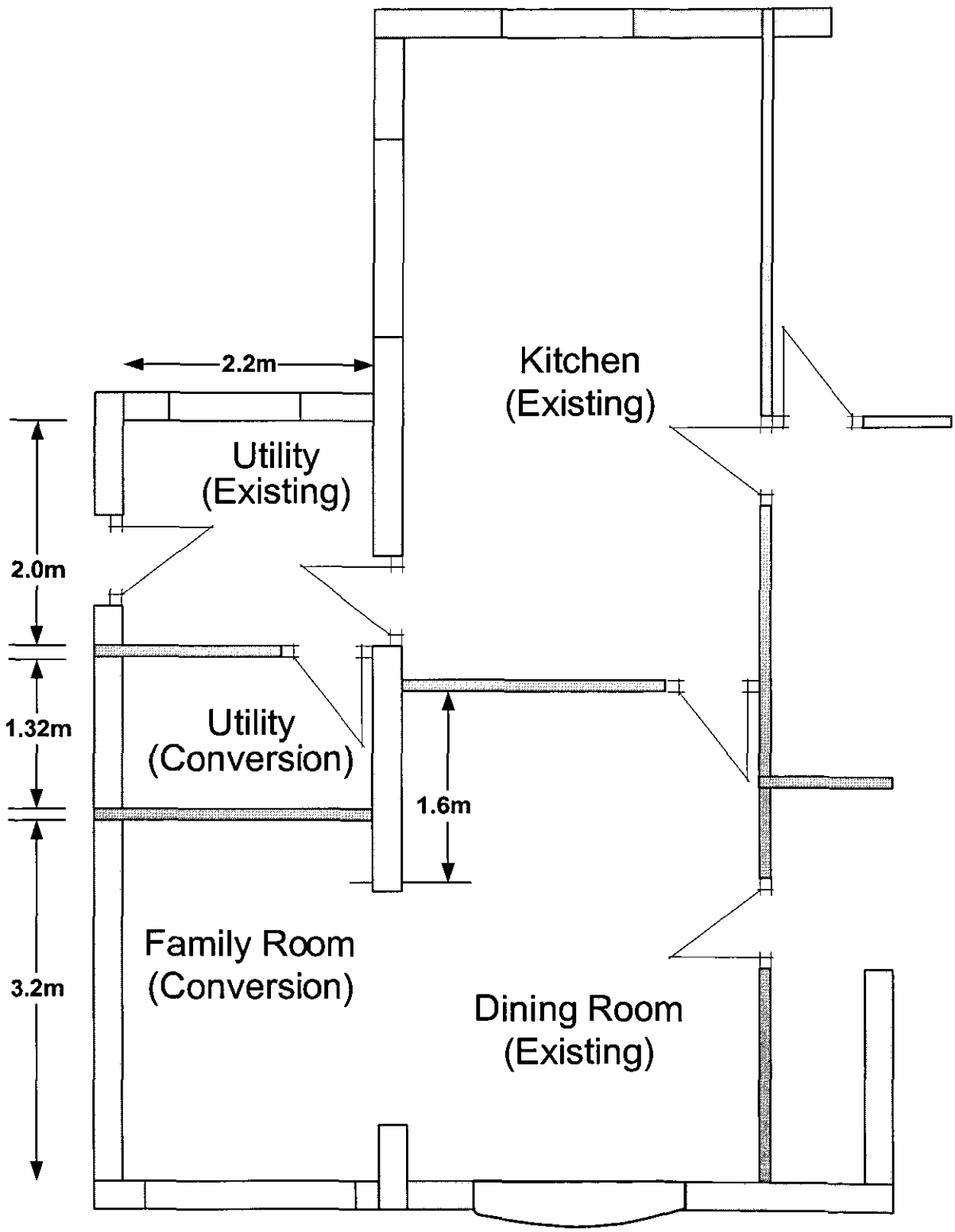
7 Grovelands Avenue
Existing Floor Plan
Scale 1:50



20.JUN.2000* 1770

7 Grovelands Avenue
Approved Floor Plan
Application: 97/64851/F
Scale 1:50

20 JUN 2000* 1770



7 Grovelands Avenue
Elevations
Scale 1:100

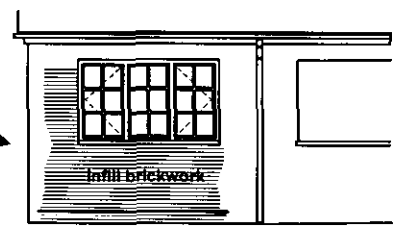
Existing Front



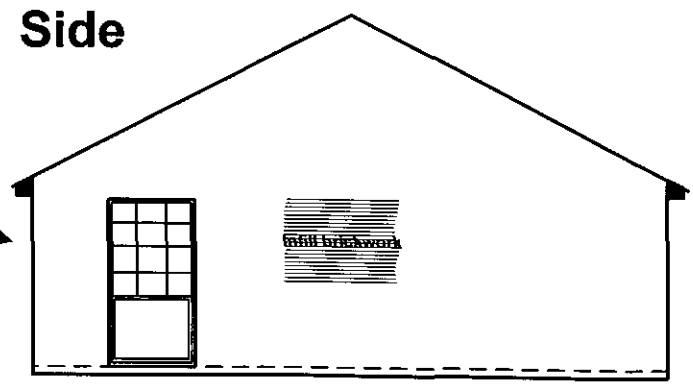
Existing Side



Proposed Elevation
Front



Proposed Elevation
Side



20 JUN 2000* 1770