APPLICATION NO:
F/2000/1411

LOCATION:
Rocks Country Wines Loddon Park Farm New Bath Road, Twyford Reading.

APPLICANT:
Rock Country Wines Ltd C/O Colin Dawson & Associates

PROPOSAL:
Proposed single storey side extension to dwelling plus detached summer house.

EARLIEST DATE FOR DECISION: **10/06/2000**

APPLICATION EXPIRY DATE: **30/06/2000**

CASE OFFICER: **Nicola Lake**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Rock Country Wines Ltd
C/O Colin Dawson & Associates
1 Malvern Way
Twyford
Berks
RG10 9PY

Application Number: F/2000/1411

Parish: **TWYFORD**

Location: **Rocks Country Wines Loddon Park Farm, New Bath Road, Twyford, Reading.**

Proposal: **Proposed single storey side extension to dwelling plus detached summer house.**

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.

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 29/06/2000

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.

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 26 July, 2000
My ref. BC/DC/2000/1411
Your ref.

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) 977 8909
DX: 33506 – Wokingham

Mr H Rock
C/o Colin Dawson & Associates
1 Malvern Way
TWYFORD
Berkshire
RG10 9PY

Dear Sirs

PLANNING PERMISSION 2000/1411
SITE: LODDON PARK FARM, NEW BATH ROAD, TWYFORD

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1411 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

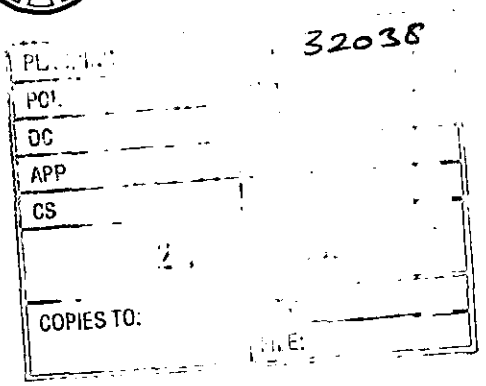
Yours faithfully

NICOLA LAKE
Planning Assistant

Our ref: SP\2000\001785\001
Your ref: F/2000/1411

Date: 17th July 2000

ENVIRONMENT AGENCY



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

For the attention of: Nicola Lake

Dear Sir/Madam

SIDE EXTN AND DETACHED SUMMER HOUSE - LODDON PARK FARM, NEW BATH RD, TWYFORD

Thank you for your letter dated 17 May 2000 which was received on 22 May 2000. You are asked to quote the following reference in any correspondence: **SU77NE/9/28**. The Environment Agency has the following comments:

ADVICE TO PLANNING AUTHORITY

WASTE REGULATION: CONTACT MIRANDA WYCHERLEY ON 01276 454384

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

Grid Reference	*Distance from site*	*Landfill name*	*Details*
SU 779 768	24 m	Loddon Park Farm	no info

In view of the proximity of the proposed development to the above landfill site, it is considered possible that landfill gas may present a risk to this proposal. The Agency would advise that either the following condition is imposed or 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 that may migrate into the building

CONDITION: No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.
REASON: To protect people on or close to the site from the risks associated with migrating landfill gas.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

DECISION NOTICE

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

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Colin Dawson & Associates, 1 Malvern Way, Twyford, Reading RG10 9PY

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1411	NR
BUILDING CONTROL NUMBER	FP 2000/0880	
~~APPLICANT~~/AGENT	Colin Dawson + Assoc.	
ADDRESS OF SITE	Loddon Park Farm New Bath Road TWYFORD	
DESCRIPTION OF PROPOSED WORK	S/S side ext (+ detached summer house - DC only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D532/01B	D532/01A
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	29/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	20/7/00.	

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	

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1411

Applicant : Rock Country Wines Ltd C/O Colin Dawson & Associates.

Location : Rocks Country Wines Loddon Park Farm, New Bath Road, Twyford, Reading.

Proposal : Proposed single storey side extension to dwelling plus detached summer house.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8·6·2000

Date of Neighbour Notifications : .....

Date of Site Visit : 8.6.2000

Date Registered : 05/05/2000

Earliest Date for Decision : 10/06/2000

Latest Consultation Date/Site Notice Expiry Date : 10/06/2000

Application Expiry Date: 30/06/2000

Consultation Responses :

Environmental Health - No objection

Planning Issues :

Site Description - within the countryside.

i.) Impact upon the character and appearance of the countryside

Application Number: F/2000/1411

Appraisal :

i) Impact upon the character and appearance of Countryside

The proposed development is for a single storey Dining room unit with a front detached Studio. This appears to be the first extension to the dwelling since its construction. As the dwelling is a large structure, there is no previous cumulative development to consider. Whilst the dining room extension will extend the width of the property, it is single storey and in keeping with the design and character of the existing house.

This is also true of the very unusual design of the proposed detached studio, which however, the size of the extension is 2.7m by 3.1m.

As such the proposed extensions will have no detrimental impact upon the character or appearance of the surrounding countryside

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

Application Number F/2000/1411
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	Hours.
3			

John Mitchell
29/6/00

RECORD OF SITE VISIT

SITE ADDRESS: Rocks Country Wines
Loddon Park Farm New Bath Road
Twyford Reading.

APPLICATION NUMBER: F/2000/1411

OFFICER: Nicola Lake

DATE OF SITE VISIT: 8.6.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - Front of the site

2. DESCRIPTION OF SURROUNDINGS

Country side

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

Small summer house will begin to the front of the site. The proposed conservatory is large but with a flat roof and will replace an existing bay window/conservatory/sun room - check increase.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

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

Tel: (0118) 974 6481

Date: **17 May 2000**

My ref: F/2000/1411

CONFIDENTIAL

Councillor Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

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/2000/1411
Rocks Country Wines Loddon Park Farm, New Bath Road, Twyford, Reading.
Proposed single storey side extension to dwelling plus detached summer house.

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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1411**
Rocks Country Wines Loddon Park Farm, New Bath Road, Twyford, Reading.
Proposed single storey side extension to dwelling plus detached summer house.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

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

Tel: (0118) 974 6481

Date: **17 May 2000**

My ref: F/2000/1411

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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/2000/1411
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If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1411**
Rocks Country Wines Loddon Park Farm, New Bath Road, Twyford, Reading.
Proposed single storey side extension to dwelling plus detached summer house.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor C A Ferris

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

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

Tel: (0118) 974 6481

Date: **17 May 2000**

My ref: F/2000/1411

CONFIDENTIAL

Councillor Conway
20 Arnside Close
Twyford
RG10 9BS

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/2000/1411
Rocks Country Wines Loddon Park Farm, New Bath Road, Twyford, Reading.
Proposed single storey side extension to dwelling plus detached summer house.

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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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1411**
Rocks Country Wines Loddon Park Farm, New Bath Road, Twyford, Reading.
Proposed single storey side extension to dwelling plus detached summer house.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

Received by Wokingham District Council

Application No: F/2000/1411

Proposal:
Proposed single storey side extension to dwelling plus detached summer house.

Location:
Rocks Country Wines Loddon Park Farm, New Bath Road, Twyford, Reading.

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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/06/2000. 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

17 May 2000

NL

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number [illegible] relates.

Address of site Loddon Park Farm
Twyford

Signed HughRock

Date 22/5/00

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

[redacted]

Business reply service
License no. RG147

1

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

POL
DC
APP
COPIES TO:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Nicola Lake, Planning

My Ref: JPE/LW/20000642

Your Ref: F/2000/1411

Date: 26 May, 2000

PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING PLUS DETACHED SUMMER HOUSE

LOCATION: ROCKS COUNTRY WINES, LODDON PARK FARM, NEW BATH ROAD, TWYFORD

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

Joanne Ellis

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322**

PLANNING SERVICES | HPT 29654
POL | TLS
DC | ENF
ARD
CS
CORRESPONDENCE TO:

The Development Control Manager
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks

Our Ref; CED/BK/532
19th May 2000

Dear Sir

RE; APPLICATION F2000/1411
ROCK COUNTRY WINES LIMITED, LODDON PARK FARM, NEW BATH ROAD, TWYFORD, READING, BERKS

In response to your letter of the 17th May I would confirm that no part of the extensions including eaves or foundations will transgress the boundary adjacent to the open fields.

The foundations will be subject to regulations approval and will be designed to stay entirely upon my clients property.

With regards to the roof, it is not proposed to provide a verge but a parapet situation which does not transgress the boundary line.

Yours faithfully

Colin Dawson

(4) PRE-APP ATTACHED (4)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	
Officer: NL	Application No. F/2000/1411

Map No. ..... Site 1.20.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(E) Proposed Single Storey side extension to dwelling plus detached Summer House

Location: Loddon Park Farm New Bath Road

Parish: Twyford Ward: Twyford 17/5

Applicant:
Rock Country Wines Ltd.

Fee Received 95.00 Required ..... Additional ..... Refund .....

(4)
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	Encroachment? (Summer house)	17/5	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17/5 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: 250m landfill Site Consultation
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:

Grade I / II Agricultural Land.
River Valley Policies Area
Rural Area
Pre-app attached

NEIGHBOURS:

S/N sufficient
Cat. entrance from old Bath Road.

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: . **(0118) 9343322** *Fax:* **(0118) 9343322**.

The Director of Environmental Services
Wokingham District Council
P O Box 157
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

05 MAY 2000 1411

Our Ref; CED/BK
Tuesday, 02 May 2000

Dear Sir

RE: LODDON PARK FARM, TWYFORD, BERKS

Please find enclosed a formal Planning Application with regards to proposals at the above property and I would be pleased if you could assess the Application under delegated powers or place it before the next Meeting of the Planning Committee for consideration.

I enclose a cheque in the sum of £95.00 for the submission fee. I would appreciate it if a receipt could be forwarded by return.

If you have any concerns with regards to the enclosed Application or require any further information, please do not hesitate to contact me as I would appreciate an opportunity of negotiating amendments if necessary before a refusal is contemplated.

Yours faithfully

Colin Dawson

Encs:

Colin E Dawson. MBIAT. ABEng
Incorporated Architectural Technologist & Building Surveyor

1933

(2) Rocks Country Wines

ADDRESS London Park Farmhouse PARISH Twyford

PLOT No. New Bath Road ORD. SHEET No. SU. 7876 2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
31424	W/DR.			
31714	MR. M. ROCK	S/S. VISITORS' RECEPTION & OFFICE	15-2-89	G
31715 APPEAL	"	DOMESTIC ACCOMM.	14.12.88	R
35770	" O/L	DET. DWELLING HOUSE	28-11-90	C/A
35852	ROCKS COUNTRY WINES	ILL. ENTRANCE SIGN	1-8-90	R
36787	"	4 CARAVANS (ODM)	9.1.91	31.1.9
		1 " (ANCO)		31.1.9
37107	"	HOUSE, GARAGE, STORE (35770)	29-5-91	C
37108	"	REBUILD BOTTLING HALL INCL. OFFICE-TOILETS	20.3.92	C/A
BRA10939	"	" "	13.12.91	APP

MINISTRY DECISION 31715 - APPEAL DISMISSED - 2-2-90

SPECIAL ORDERS

1933

(1) Rocks Country Wines Ltd

ADDRESS London Park Farmhouse PARISH Twyford

PLOT No. New Bath Road ORD. SHEET No. SU-7876 2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
02572	W.R. BENNETT LTD.	ALTS. TO FORM 2 DWELLINGS	12-6-75	C
03324	"	"		C
BR3314	"	"	2-9-75	APP
19998	MR. M. ROCK	FARM BUILDINGS FOR WINE-MAKING + ADD. BARN	22-9-83	5
20316	IND. DESIGN CONSULTANTS	O/L. CONV. OF BARN/BLOCK TO STUDIO. W/SHOP & HOUSE WITH PART OFFICES	17.11.83	R
BR2170	MR. M. ROCK.	BARN	21-11-83	APP
20557	"	"	5-1-84	C
2995-1	WITHDRAWN			
31136	ROCKS COUNTRY WINES	RENEWAL 19998	31-8-88	C

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number:

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode 05.MAY2000* 1411 Phone number	Rock Country Wines Limited Loddon Park Farm, New Bath Road, Twyford, Berks RG10 9RY 0118 9342344
2	Agent's Name Address and postcode Phone number	Colin Dawson & Associates 1 Malvern Way, Twyford, Reading, Berks RG10 9PY 0118 9343322
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.	Loddon Park Farm, New Bath Road, Twyford, Berks RG10 9RY
4	Give brief details of the proposal for example, two storey side extension. About the application	Single Storey side extension and detached summer house
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.	Please refer to plans
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.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

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

None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr H Rock

Date 2nd May 2000

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