EX SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
F/2001/4286

LOCATION:
25 Denton Road, Wokingham.

APPLICANT:
Ms K Weber C/O Keith Henshaw Associates

PROPOSAL:
Proposed erection of single storey timber building for residential leisure use.

EARLIEST DATE FOR DECISION: **26/07/2001**

APPLICATION WILL HAVE EXPIRED ON:
16/08/2001

CASE OFFICER: **Helen Pollock**

APPROVED

(HP)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Ms K Weber
C/O Keith Henshaw Associates
1 Davian Way
Walton
Chesterfield
SU0 3JF

Application Number: F/2001/4286

Parish: **WOKINGHAM**

Location: **25, Denton Road, Wokingham.**

Proposal: ***Proposed erection of single storey timber building for residential leisure use.***

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. Except where stated otherwise on the approved drawings, all new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. A protective fence shall be erected around the Beech tree during the construction period of the development hereby approved. The fence shall be erected at the recommended distance stated in BS 5837. This should be a minimum distance of 6.5m from the centre of the tree. The fencing shall be removed after the completion of the development.

Condition
4. The wc out-fall pipe trench must be dug by hand within the canopy of the Beech tree and the route must be at least 7m from the centre of the tree at all points.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard and ensure the protection of the Beech tree covered by Tree Preservation Order 524/1990.

Reason
4. To safeguard and ensure the protection of the Beech tree covered by Tree Preservation Order 524/1990.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

South East Area Local Plan Policies STV1, SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 11/09/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WORK SHEET FOR : Helen Pollock

Application Number : F/2001/4286

Applicant : Ms K Weber C/O Keith Henshaw Associates.

Location : 25, Denton Road, , Wokingham.
Proposal : Proposed erection of single storey timber building for residential leisure use.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 21/06/2001

Earliest Date for Decision : 26/07/2001

Latest Consultation Date/Site Notice Expiry Date : 26/07/2001

This application will have expired on: 16/08/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Wokingham T. C: No objection

landscape: Requested extra info → Acceptable so long as route maintained at least 7m from centre of the tree + the trench is dug by hand within the canopy of the tree.

→ Tree must be protected during construction.

Planning Issues :

1) Impact upon neighbouring properties
2) Impact upon Street scene.
3) Impact upon TPO Tree.

Application Number: F/2001/4286

Appraisal:

The proposed development is for a single storey timber building for residential leisure use to the rear of the dwelling. It would be 4.8m wide, 6m deep and have a pitched roof, m to the eves and 3.4m to the ridge.

The property is detached, with a large enclosed rear garden.

1. Impact upon neighbouring properties

It is not considered that there would be any adverse effects upon neighbouring properties as only the roof of the summerhouse could be viewed above the fence, and it would be in excess of 20 from the closest neighbouring property.

2. Impact upon the character of the street scene

The summerhouse would not be visible from Denton Road; it is therefore considered that there would be no adverse effects upon the character of the street scene.

3. Impact upon TPO tree

Following discussion with the agent the landscape department are satisfied that the proposed WC can be plumbed to the mains without harm to the TPO Beech tree on the site; so long as the out-fall pipe is at least 7m from the centre of the tree and the trench is hand dug within the canopy of the tree. The tree must also be protected by fencing during construction.

Approval: ✓ ~~**Refusal:**~~

Application Number F/2001/4286
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C007	R007	
2	C015	R015	
34			The WC out-fall pipe trench must be dug by hand within the Canopy of the tree and the route must be at least 7m from the Centre of the tree at all points.
		Reason	To Safeguard + Insure the protection of the Beech tree Covered by Tree Preservation Order 524/1998.
34*			A Protective fence shall be erected around the tree during the Construction period of the development hereby approved. The fence shall be erected at the recommended distances stated in BS 5837. This should be a minimum distance of 6.5m from the Centre of the tree. The fencing shall be removed after the Completion of the development.
		Reason	To Safeguard + Insure the protection of the Beech tree Covered by Tree Preservation Order 524/1990.
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES:			
SOUTH-EAST AREA LOCAL PLAN POLICIES: SV1, SBE1, SBE2			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1.			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES:			
MINERALS LOCAL PLAN POLICIES:			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: B. M
(Development Control Manager)

Date:

No 21 has Con. to rear. + 1st floor windows.
not obscured. - possible new.

Side:
5ft high fence - 4 ft Solid 1ft trellace.

to rear. 1.8m fence + veg. Some to be removed

large Shed. behind - no Impact.

Veg to right. v. dense ∴ No Impact.

- No 21 Concerned. over loss of view.

RECORD OF SITE VISIT

SITE ADDRESS: 25 Denton Road Wokingham.

APPLICATION NUMBER: F/2001/4286

OFFICER: Helen Pollock

DATE OF SITE VISIT: 24/07

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on front fence

2. DESCRIPTION OF SURROUNDINGS

Residential - large detached 2 storey houses

3. DESCRIPTION OF SITE/BUILDING

Very large 2 storey hse, has been quite extensively extended. V. large garden

4. RELATIONSHIP TO ADJOINING PROPERTIES

See map.

5. SITE CONSTRAINTS

TREES TPO on 1 V. large tree - Awaiting Wells Comments.

ACCESS/PARKING garage + 3 driveway

LEVELS N/A

BOUNDARY TREATMENT 1.8m fence + veg to right side + rear.

OTHERS 4ft fence + 1ft trellis to left (no 21)

Vegetation to be lost not significant - wait for Wells response.

Date: 16 August 2001

To: Case Officer

We have received Additonal Plans for the following planning application:

Application Number: F/2001/4286

Location: 25, Denton Road, , Wokingham.

Proposal: Proposed erection of single storey timber building for residential leisure use.

Applicant: Ms K Weber C/O Keith Henshaw Associates.

Case Officer: Helen Pollock

The new plans show the following: Additional Plan showing proposed route of the outfall from the W.C

Comments are required by 26/08/2001.

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

1970

(RING ONE)

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

App No. F/2005/4286(Planaps) / (Ludhouse) Date Rec. 09/08/05.

Location: 25 DENTON ROAD.

Parish WOKINGHAM

Applicant: MS Weber

Description of attached plans Additional plan showing proposed route of the outfall from the W.C.

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 10 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 Helen P.

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

TO: **DEVELOPMENT CONTROL**
Helen Pollock

FROM: Environmental Design

DATE: 24 August 2001

Location:	25 Denton Road, Wokingham
Proposal:	Proposed erection of single storey timber building for residential leisure use.
Application Number:	F/2001/4286

In response to your consultation dated 16 August 2001 for the above application, the landscape comments are as follows:

The additional plan shows the line of the proposed route of the WC out-fall. This is acceptable provided that this route is maintained at least 7m from the centre of the tree and the trench is hand dug within the canopy of the tree. Although the fall of the pipes are given, without knowing at what depth they start at it is difficult to know the final depth of the trench.

The tree will need to be protected by protective fencing to BS 5837 during the construction period to avoid ground compaction. The position of the fencing will need to be indicated on the drawing. → protective fencing should be @ least 6.5m from the centre of the tree.

Catherine Brimble

Catherine Brimble
Landscape Architect

ADDITIONAL PLAN
4286

keith henshaw

ASSOCIATES
1 Davian Way, Walton, Chesterfield, Derbyshire S40 3JF
Tel/Fax: 01246 276059

ARCHITECTURAL DESIGN BUILDING SERVICES

WOKINGHAM D.C. 9.8.01.
PLANNING DEPT.
ATTN. HELEN POLLOCK.

REF. F/2001/4286. 25. DENTON RD. WOKINGHAM.

REF. OUR TEL. CONV.

- ENCLOSED DRG. SHOWING THE TREE & PROPOSED ROUTE OF THE OUTFALL FROM THE W.C.
- THE CONTRACTOR - LOC CHALET & POOL CO. REIGATE. TEL. 01737 241109.
- THE INTENTION IS TO HAND DIG THE TRENCH UNTIL IT IS CLEAR OF THE TREE CANOPY & FOR THE REMAINDER POSSIBLY USE A MINI EXCAVATOR.
- THE WORK WILL BE SUPERVISED BY THE L.C.P.C FOREMAN & I WOULD EXPECT, A REPRESENTATIVE FROM W.D.C.

REGARDS.

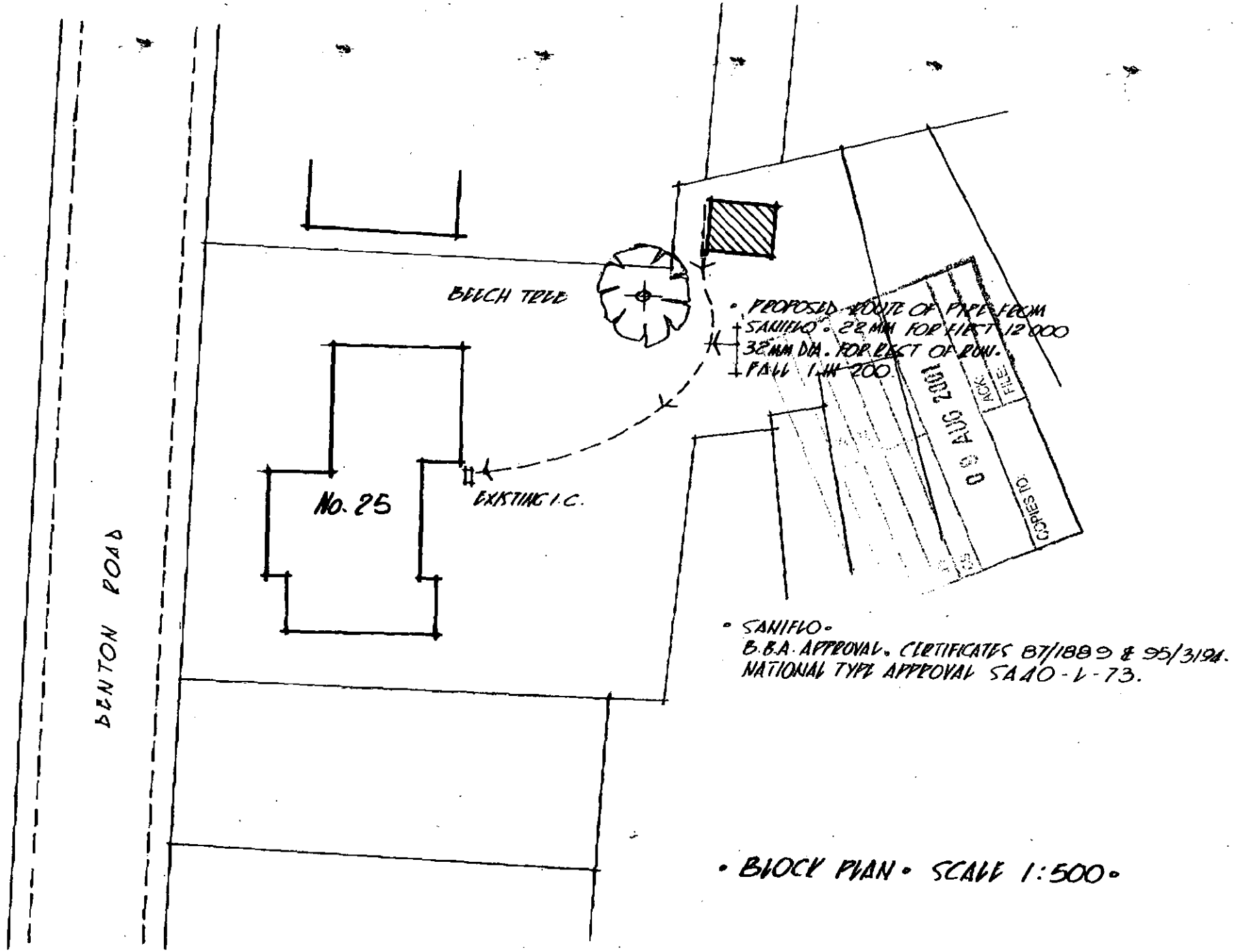
Keith Henshaw

HP

PLANNING SERVICES	46531
POL	CS
DC	ENF
APP	
OS	
09 AUG 2001	
COPIES TO:	FILE

BY FAX. 0118 976 6684

01246 276059
KIFTH HENSHAW
01246 276059



PROPOSED LEISURE BUILDING
25 BENTON RD. WOLVINGHAM PC. 40 2DX.

ADDITIONAL PLAN
4286

keith henshaw

ASSOCIATES
1 Davian Way, Walton, Chesterfield, Derbyshire S40 3JF
Tel/Fax: 01246 276059

ARCHITECTURAL DESIGN BUILDING SERVICES

WOKINGHAM D.C. 9.8.01.
PLANNING DEPT.
ATTN. HELEN POLLOCK.
REF. F/2001/4286. 25. DENTON RD. WOKINGHAM.

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- L.C.P.C FOREMAN & I WOULD EXPECT, A REPRESENTATIVE FROM W.D.C.

REGARDS.

Keith Henshaw

HP

PLANNING SERVICES	RET 46531
POL	CLS
DC	ENF
APP	
CS	
09 AUG 2001	
COPIES TO:	FILE:

BY FAX. 0118 974 6684

keith henshaw

ASSOCIATES
1 Davian Way, Walton, Chesterfield, Derbyshire S40 3JF
Tel/Fax: 01246 276059

ARCHITECTURAL DESIGN BUILDING SERVICES

WOKINGHAM D.C.
PLANNING DEPT.
ATTN. HELEN POLLOCK.

2. 8. 01.

REF. F/2001/4286. 25. DENTON RD. WOKINGHAM.

FURTHER TO OUR TEL. CONV 1.8.01

- NOTE YOUR CONCERN IN RESPECT OF POSSIBLE DAMAGE TO TREE ROOTS BY THE DIGGING OF TRENCHES FOR THE FOUL DRAINAGE DISPOSAL. FOR THIS PROJECT IT IS OUR INTENTION TO INSTALL A SANIFLOW PWS SMALL BORE PUMPING SYSTEM WITH A MAXIMUM PIPE SIZE OF 32 MM DIA. IT IS ACCEPTABLE TO LAY THE PIPE WITH SLOW RADIUS BENDS THUS ALLOWING THE RUN TO BE PLOTTED TO AVOID THE TREE ROOTS. MAY I SUGGEST THAT THE ROUTE OF THE PIPE IS DETERMINED AT SITE TO THE APPROVAL OF YOUR REPRESENTATIVE.

REGARDS.

Keith Henshaw.

KP

PLANNING SERVICES	APP 46326
POL	TLS
DC HP	ENF
APP	
CS	
02 AUG 2001	
COPIES TO:	ACK:

BY. FAX. 0118 974 6484

COPY. L.C.P.C.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Helen Pollock DATE: 19th July 2001

Location:	25 Denton Road, Wokingham
Proposal:	Proposed erection of single storey building for residential leisure use
Application Number:	F/2001/4286

In response to your consultation dated 2nd July for the above application, the tree and landscape comments are as follows:

The site contains a Mature Beech Tree which is protected by a Tree Preservation Order (TPO 524/1990).

The proposed building is sited sufficiently distant from the tree to overcome any concerns in regard to the proximity of built form. However, it is essential that the tree is safe guarded during construction by protective fencing in accordance with BS 5837 :1991 - Trees in Relation to Construction. The applicant should therefore be required to produce for approval protective fence details in accordance with the same BS.

Of great concern is that a WC is proposed within the building which will require a connection to the existing waste system. Any such works shall require a trench to be dug in close proximity to the tree and sever roots

If the root system is damaged water and nutrient uptake will be restricted and the stability of the tree will be impaired. This is further compounded by this particular species will has a shallow root system which is very vulnerable to damage through excavation.

The applicant should be requested to either omit the WC, or, provide for approval a method statement for approval detailing how trenches can be provided without causing any damage to the tree.

ROBERT PETROW
Consultant Landscape Architect

Spoke to Mr Henshaw 16.40 on 01/08 + he confirmed he will fax over details of the outflow system for Consultation ASAP.

Use farahs Cond. p. 26.

– Could we ask them to omit WC?

Sanitflow plus pump system 1¼ pipe, v. shallow.

– further Cond. to protect tree roots in future → no digging to take place under the canopy of the tree unless a is 1st approved by WOC.

→ Method Statement

2/8/01

Helen

we need the applicant to provide:
- Depth of trench
- Actual position of the trench in relation to the tree.
- Method Statement as to how the work will be carried out & supervised.

The information provided is not acceptable.

Cathena
- Spoke to mr Henshaw 3/8 + requested all above info.

Neil Etherington.

To:
Neil Etherington
Senior Arboricultural Officer Re. TPO on site.

From: Helen Pollock

Date: 02 July 2001 - 4 JUL 2001

Application Number: F/2001/4286

Proposal: Proposed erection of single storey timber building for residential leisure use..

Site Address:
25, Denton Road, , Wokingham.

5

Applicant:
Ms K Weber C/O Keith Henshaw Associates.

Your observations are required in respect of this application within **7 days** of the above date.

Would be overlooked
unless on shrub ok

Comes close to
Fagus - need to
plot on & have details
of power, drain
etc.

Provided no impact on
tree o.k. but need to
be very careful

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
03 JUL 2001	
COPIES TO:	

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Helen Pollock

Application Number: F/2001/4286

Proposal: *Proposed erection of single storey timber building for residential leisure use*

Site Address: 25 Denton Road, Wokingham

Applicant: Ms K Weber C/O Keith Henshaw Associates

Your observations are required in respect of this application **by 26/07/01**

At its meeting on 17 July 2001 the Planning & Transportation Committee resolved to make the following observation:

No objection

HP

PLANNING SERVICES

POL	
DC	ENF
APP	
CG	
24 JUL 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: _____ **DATE:** 19/07/01

CLERK TO Wokingham Town Council

Tel: 0118 974 6446 (Direct Line)
Fax: 0118 974 6484
Email: Daniel.Ledger@wokingham.gov.uk
Date: 11th May, 2001
My ref: DL/MLT/WOKINGHAM/PD

Ms Weber
25 Denton Road
Wokingham
Berkshire
RG40 2DX

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Ms Weber,

RE: PROPOSED ERECTION OF LOG CABIN AT 25 DENTON ROAD, WOKINGHAM.

I refer to your letter received on the 3rd May 2001 with reference to the above.

I can confirm that due to a condition on a previous planning permission for your property, your proposal would require planning permission. Furthermore, depending on the nature of the proposed business, and frequency of clients visiting, the proposed home office may require a change of use planning permission. This is almost certain to be the case if you wish to number the outbuilding separately from the house. In the absence of such details, I am unable to advise as to the likelihood of such a change of use receiving planning permission, other than to state that it is unlikely to be granted if it would be detrimental to the residential character of the area.

Please find enclosed relevant application forms for your use should you wish to proceed with this proposal.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Dan Ledger on the above direct line number.

Yours sincerely,

MLT

M L Thorp
Principal Development Control Officer
Enclosure: Planning Application Forms

File: 25 denton rd
logPP

keith henshaw
ASSOCIATES
1 Davian Way, Walton, Chesterfield, Derbyshire S40 3JF
Tel/Fax: 01246 276059

PLANNING SERVICES	HPT 43628
POL	TLS
DC DL	ENF
APP	
CS	
23 MAY 2001	
COPIES TO:	ACK:
	FILE:

ARCHITECTURAL DESIGN BUILDING SERVICES

WOKINGHAM D.C.
PLANNING DEPT.
ATT. DANIEL LEDGER.

22. 05. 01.

REF. 25. DENTON RD. WOKINGHAM.

I REFER TO OUR TEL. CONV. 22.05.01.
THANK YOU THE FAX COPY.

1. ITEM 6 APPEARS TO REFER TO THE DWELLING HOUSE AND WE ARE NOT SEEKING TO CARRY OUT ANY OF ALTERATIONS DETAILED THEREIN.
2. THE PIECE OF LAND WHICH IS THE SUBJECT OF OUR CLASS E. P.D. APPLICATION WAS ADDED TO THE ORIGINAL CURTILAGE & THEREFORE IN MY OPINION THE RESTRICTIONS DETAILED IN (6) CANNOT APPLY TO THE APPLICATION SITE.
3. MY UNDERSTANDING OF THE PLANNING LAW RELATING TO ADDITION TO THE CURTILAGE IS:-
   a) IF THE LAND ADDED DOES NOT CHANGE ITS USE, & IN THIS CASE IT DOES NOT, THEN PLANNING PERMISSION IS NOT REQUIRED TO EXTEND THE CURTILAGE.
4. IT IS MY OPINION THAT PERMITTED DEVELOPMENT RIGHTS ARE APPLICABLE TO THE ADDITIONAL PIECE OF LAND.
5. THE PROPOSED BUILDING MEETS ALL THE CRITERIA FOR CLASS E. P. D.

I LOOK FORWARD TO RECEIVING YOUR REPLY.

REGARDS.

Keith Henshaw.

BY FAX. 0118 934 6484

Tel: 0118 974 6446 (Direct Line)
Fax: 0118 974 6484
Email: Daniel.Ledger@wokingham.gov.uk
Date: 31st May, 2001
My ref: DL/MLT/WOKINGHAM/PD

Mr Henshaw
Keith Henshaw Associates
1 Davian Way
Walton
Chesterfield
Derbyshire
S40 3JF

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Henshaw,

RE: PROPOSED ERECTION OF LOG CABIN AT 25 DENTON ROAD, WOKINGHAM.

I refer to your letters received on the 15th and 23rd May 2001 with reference to the above.

I can confirm that the proposal outlined in your letter would require planning permission as per my previous letter, as the proposal is an addition to the property. If you disagree with this interpretation, you may apply for a certificate of lawfulness (proposed), and submit an appeal to the Planning Inspectorate if you disagree with our formal decision. Please note that a fee (currently £47.50) would be payable upon application.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Dan Ledger on the above direct line number.

Yours sincerely,

M L Thorp
Principal Development Control Officer

Received by Wokingham District Council

Application No: F/2001/4286

Proposal:
Proposed erection of single storey timber building for residential leisure use.

Location:
25, Denton Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Helen Pollock P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/07/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

02 July 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21 JUN 2001	Map No. 75A Site 0.09
Officer: HP / Application No. F/2001/4286	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF SINGLE STOREY TIMBER BUILDING FOR RESIDENTIAL LEISURE USE

Location: 25 DENTON ROAD

Parish: WOKINGHAM Ward: WESCOTT 02.07.01

Applicant: MS K WEBER

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

Enforcement Section to be notified (6) ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 02.07.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees TPO on site ✓
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A .....
Adjacent Parish .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) .....
Sport England .....

OTHERS: (Green Corridor)

.....

.....

No relevant pre-apps

NEIGHBOURS:

SIN + See map ✓

.....

.....

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.....

.....

.....

.....

.....

.....

Environmental Services

For office use only.
Application number: 21.JUN.2001 * 4286

Householder planning application form

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

1	Your name Address and postcode Phone number	KATHARINA WEBER 25 DENTON RD. WOKINGHAM. RG 40 2DX. 0118 978 7378
2	Agent's Name Address and postcode Phone number	KEITH HENSHAW ASSOC. 1 DAVIAN WAY. WALTON. CHESTERFIELD. DERBYS. S40 3JF 01246 276059.
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS NO. 1. 6 COPIES DWG. NO. 2001 05 03 ENCLOSED.
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY. TIMBER LOG LEISURE BUILDING.
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 OF THE EXTG. VEGITATION IS TO BE PRUNED OR REMOVED.
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	WALLS. TIMBER LOG. DARK BROWN. ROOF. TEGOLA SHINGLES. DARK GREY COLOUR
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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: N/A.	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated. ✓		
	b The fee (We have attached a current scale of fees) If you do not have to pay a fee, please say why below.	£95.	
	6 COPIES OF DRC.ND·2001 05 08. ENCLOSED.		
	c Six copies of each set of plans and drawings listed below.		
	1:1250 ~~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: K. Hanbury.

on behalf of K. WEBER.

Date 19.06.01

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

TPO 524/90

25 DENTON ROAD

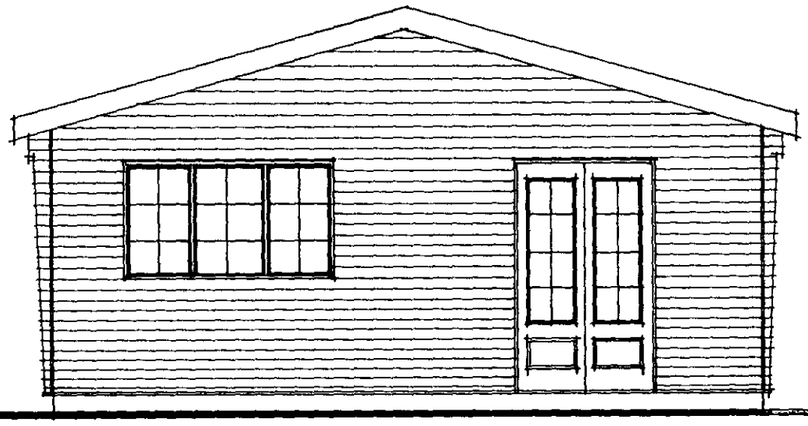
E

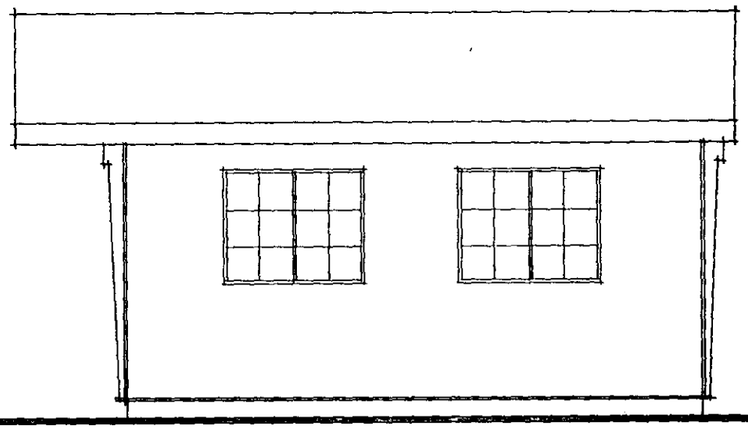
PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DA COM
PLANNING	BUILDING			PLANNING	BUILDING		
419		24/6/52	Addition for residential purposes	14/8/52 APP			
06370			HOUSE & GARAGE ADS (MR. H. [illegible])	9.6.77 dA			
35271			S/ST. HT. / CAR PARK / C/O USE TO GUEST HOUSE (MR. R. SMITH)	15.3.90 R			
35801			" " " "	6.6.90 R			

PD Enq - Erect of log cabin - Ms Weber - 11/5/01 (Y)
PD Enq - s/st/rear & front ext - Mr Ashworth - 09.10.00
PD Enq - Log cabin - Henshaw - 31/5/01

- WALLS - 125MM TIMBER LOGS STAINED DARK BROWN. JOINERY STAINED DARK BROWN.

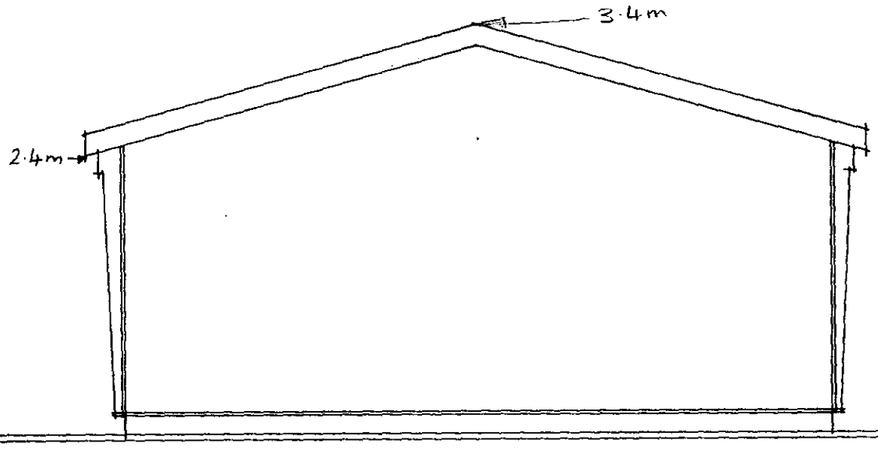
- ROOF AT 15 DEG. PITCH COVERED WITH DARK GREY TECOVA BITUMEN SHINGLES. A.A. RATED REF. W.E.C.S.I. 29944.

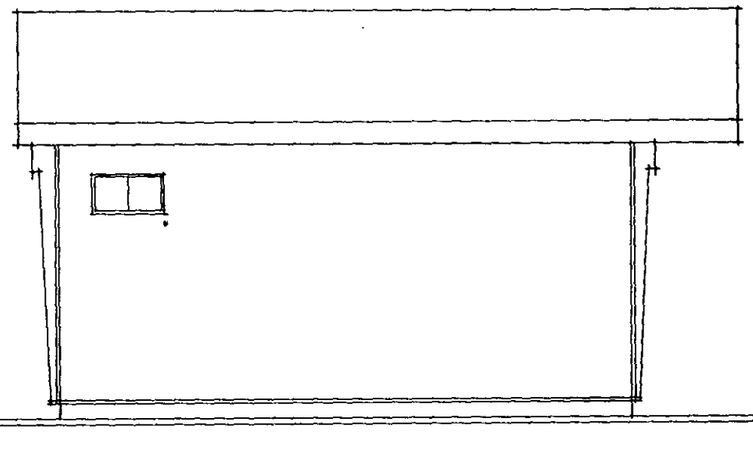




FRONT ELEVATION

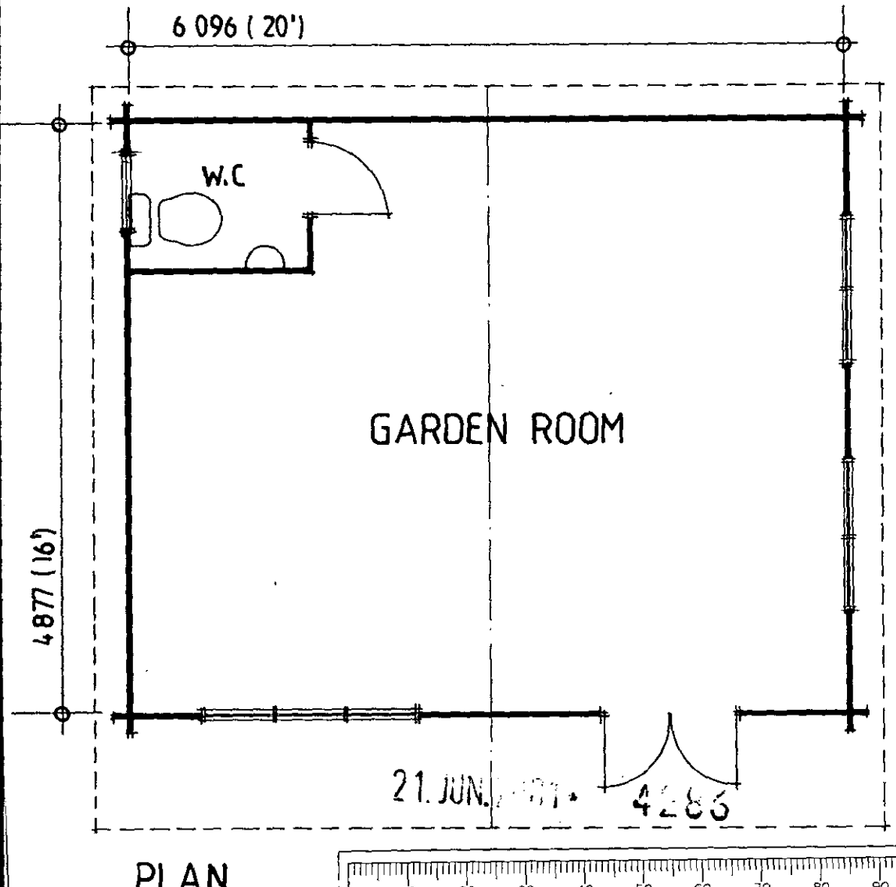
SIDE ELEVATION



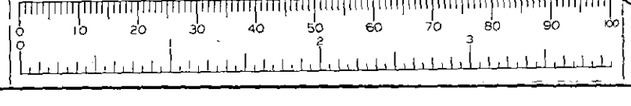


REAR ELEVATION

SIDE ELEVATION



PLAN



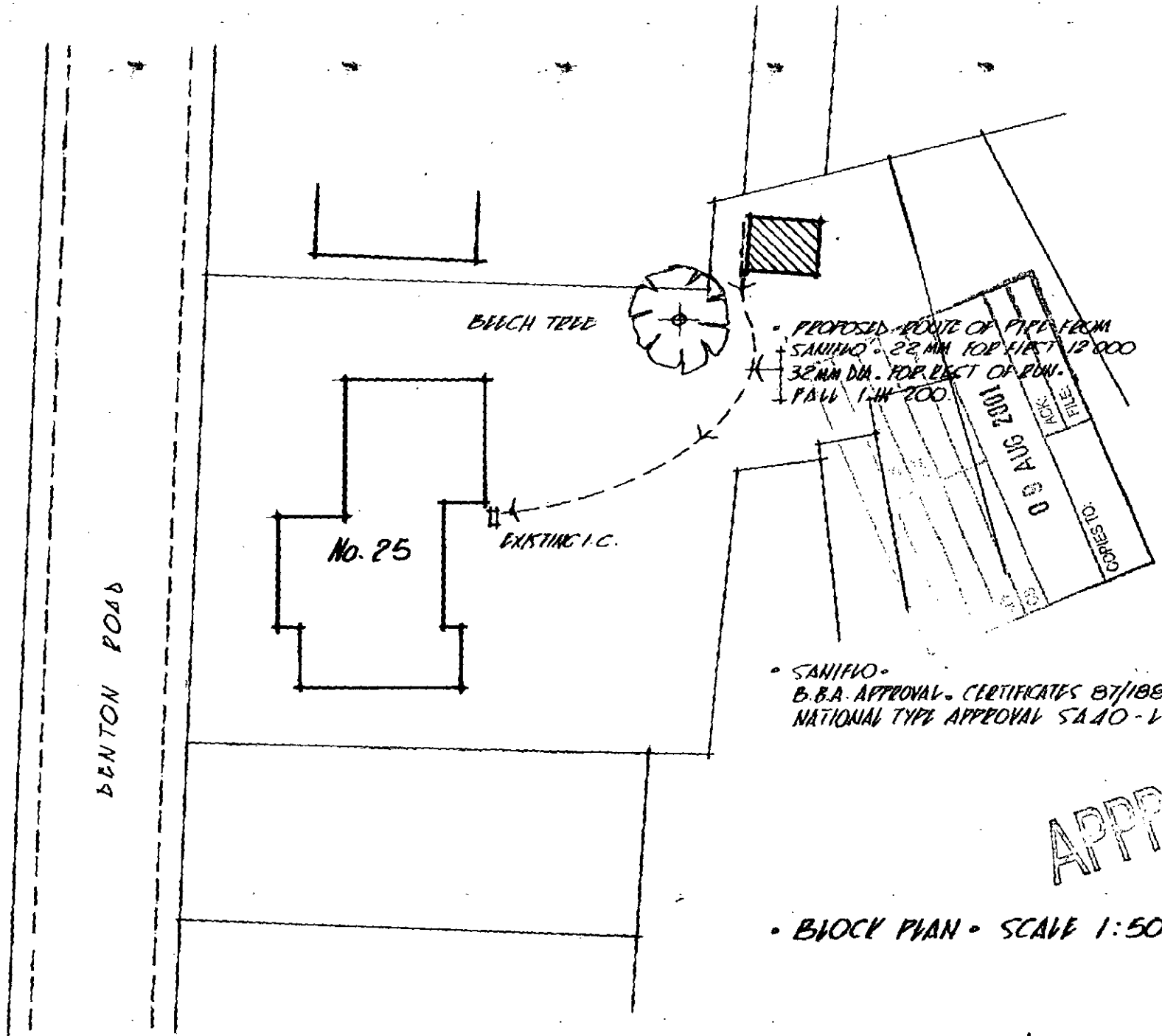


SITE PLAN. 1:1250.

PROPOSED LEISURE BUILDING
25 DENTON ROAD. WOKINGHAM. RG 40 2DX.
scale 1:50.

DRG. NO. 2001 05 03.

01246 276059
KIFTH HFNISHAW
01246 276059



PROPOSED LEISURE BUILDING
25 DENTON RD. WOVINGHAM PC.40 2DX.



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Development Control Section, Environmental Services, Wokingham District Council.

27 June 2001

Scale: 1 : 1250

N W E S