Description to be clear SV.

APPLICATION NO:
F/2000/0954

LOCATION:
1 Snowdrop Grove, Winnersh Wokingham.

APPLICANT:
Mrs Naheed C/O MC Design

PROPOSAL:
Proposed two storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **17/04/2000**

APPLICATION EXPIRY DATE: **11/05/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Naheed
C/O MC Design
Dec House
145 Cardiff Road
Reading
Berks
RG1 8JF

Application Number: F/2000/0954

Parish: **WINNERSH**

Location: **1, Snowdrop Grove, Winnersh, Wokingham.**

Proposal: **Proposed two storey side and rear extension to dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above *development in accordance with the application and the accompanying plans* submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. 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
3. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor level or above.

Condition
5. Before development commences an alternative parking plan should be submitted and approved in writing by the Council showing 5 parking spaces (2.4m x 4.8m).

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

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

Reason
3. To ensure a satisfactory external appearance.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. 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: 21/06/2000

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.

POL
DC
APP
CS DSS JKM
COPIES TO: ACK: FILE:

GRAHAM & HELEN HOPPER
ROBIN HOOD BARN
11 BLUEBELL MEADOW
WINNERSH
BERKSHIRE RG41 5UW
TEL: 0118 9783745

11th May 2000

Dear Mr. Wood,

I would like to acknowledge receipt of your letter of 2nd May, with regards to planning application number F/2000/0954 at 1 Snowdrop Grove, Winnersh.

As we had already responded to the first letter of 24th March 2000, detailing our objections to these plans, I telephoned Joss Miller, to enquire as to why we had received another letter along similar lines to the first one. Ms. Millar said it was because

the words "and rear" (extension) had been left out of the letter of 24th March.

As we had had a good look at the plans, we had realised that the plans were to extend to the side and to the rear. So our objections were made with this knowledge. Therefore as these plans remain the same, our letter of objection remains the same.

Yours sincerely,

Helen Hopper

J F Hopper.

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 18 July, 2000
My ref. BC/DC/2000/0954

Environmental Services Department
Planning Services
P.O. Box 157
[redacted]ute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mrs Naheed
c/o M C Design
Dec House
145 Cardiff Road
Reading
Berkshire
RG1 8JF

Dear Sirs

PLANNING PERMISSION 2000/0954
SITE: 1 SNOWDROP GROVE, WINNERSH, WOKINGHAM

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 2000/0954 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

Joss Miller
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0954 / JM.
BUILDING CONTROL NUMBER	FP2000/0832 Howard
~~APPLICANT~~/AGENT	MC Design
ADDRESS OF SITE	1. Snowdrop Grove GUNNERSH.
DESCRIPTION OF PROPOSED WORK	2 Storey side ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	MC/1007/02	MC/1007/02
FLOOR PLANS	MC/1007/01	MC/1007/01.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/6/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	7/7/00.	

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 : Joss Miller

Application Number : F/2000/0954

Applicant : Mrs Naheed C/O MC Design.

Location : 1, Snowdrop Grove, Winnersh, Wokingham.
Proposal : Proposed two storey side extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10/4/00

Date of Neighbour Notifications : .....

Date of Site Visit : ....10/4/00.....

Date Registered : 16/03/2000

Earliest Date for Decision : 17/04/2000

Latest Consultation Date/Site Notice Expiry Date : 17/04/2000

Application Expiry Date: 11/05/2000

Consultation Responses :
No. 9. B Mead. Object - loss of light & overlooking
Winnersh PC - Object - loss of garage, over development
11. B Mead - Object - loss of light & privacy, increase in traffic
Highways - More info needed.
Env Agency - No objection
Env health - No objections
2 Snowd. - Parking problems.

Planning Issues :
Effect on Street scene & neighbouring properties ~~XXX~~
Identified settlement.

Application Number: F/2000/0954

Appraisal :

This application is for a two storey side and rear extension.
Neighbours.
The extension has a height of , a depth of 12.2m and a width of 3.3m. It is approximately 4m from the boundary which has a 1.8m fence on it. The nearest neighbours are 19m from the extension therefore any impact relating to overbearing & overshadowing issues will be minimised.
There are 2 bathroom windows at first floor level but these can be obscure glazed. to avoid loss of privacy.
Street scene
The proposal is flush with the front footprint of the house and the roof has not been set down. However, the extension does not result in boundary to boundary development and is partially obscured by the main bulk of the house and the garage. Therefore any impact on the street scene will be minimised.

Parking.
Although enclosure parking is shown, it may be necessary to submit an alternative plan that would make the manoeuvering of vehicles easier.

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

Application Number F/2000/0954
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC25	SR06	Parking & garaging
3	SC53	SR12	works
4	SC08	SR05	North elevation first floor level or above. Before development commenced. An alternative parking plan should be submitted & approved in writing by the Council showing 5no parking spaces (2.4 x 4.8m) + SR06
		Should this be a Refuse Cond'	

John Mitchell
21/6/00

RECORD OF SITE VISIT

SITE ADDRESS: 1 Snowdrop Grove
Winnersh Wokingham.

APPLICATION NUMBER: F/2000/0954

OFFICER: Joss Miller

DATE OF SITE VISIT: 10/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front boundary

2. DESCRIPTION OF SURROUNDINGS
Large detached houses on cul-de-sac.

3. DESCRIPTION OF SITE/BUILDING
Detached house of brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES
11 B.M. some thin shrubery
Rear fence 1.8m.

Applicant - one upstairs window & one downstairs.

5. SITE CONSTRAINTS

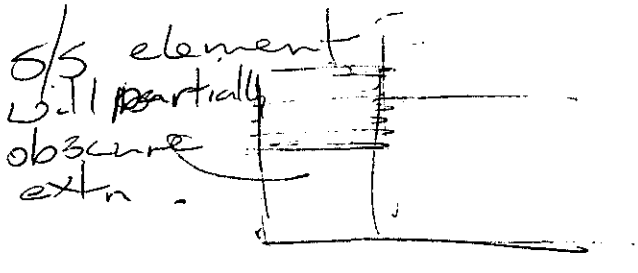
TREES fir tree on boundary.

ACCESS/PARKING 4 spaces.

LEVELS \

BOUNDARY TREATMENT 1.8m fence.

OTHERS \

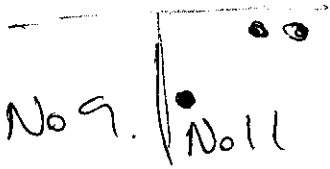


impact of No 9 Bluebell Mead.



Large fir trees on boundary approx 11m high.

No 1 (applicant).



2 windows on side elevation?

1327

WOKINGHAM DISTRICT COUNCIL

To Joss

Date 29/5 Time 9.30

WHILE YOU WERE OUT

Name Mrs Deakin.

Of 9 Bluebell Meadow

Phone No. Ext.

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

MESSAGE Re: 1 Snowdrop Grove, Winnersh

When you call into 11 Bluebell Meadow (tomorrow?) pls also call in to her house.

Thanks

Signed Jan

Neighbour of
1 Snowdrop Grove.

11, Bluebell Meadow.

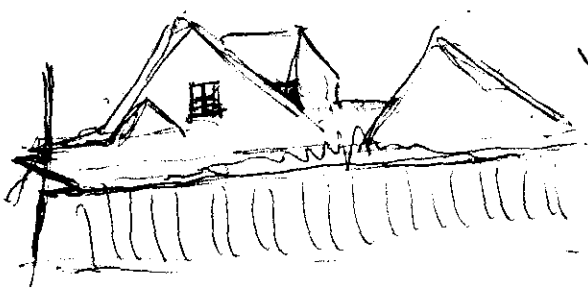
Helen Hoppon.

31/5. am.

8am - 8-30.

before 10-00

11. Deep garden but not steep.



view as existing.

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

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

MESSAGE _____

_____

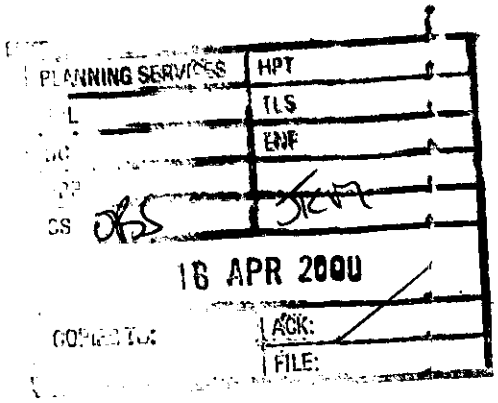
_____

_____

_____

_____

Signed _____



9 Bluebell Meadow
Winnersh
Berkshire
RG41 5HW.

11th April 2000.

Dear Sir,

1 Snowdrop Grove, Winnersh.
Planning Application no. F/2000/0954

I am writing to inform you of my objection to the proposed extension to the above property.

My points of concern being as follows:

1. The proposed extension will bring the above property within clear view of my home.
2. There are to be 2 windows on the extension which will clearly overlook my property and garden.
3. The proposed windows will cause a loss of privacy.
4. The sunshine and light into my home will be greatly affected.
5. All the above points and the view from the rear of my home will cause a negative affect on the value of my property.

I trust the above points will be taken into consideration when reviewing the application.

Yours faithfully.

Mrs J. Deakin.

Applicationo	Name & Address
F/2000/0954	Mr & Mrs PS Wilson 2 Snowdrop Grove Sherwood Grange Winnersh Rg41 5UP
F/2000/0954	Clifton Ingram 22-24 Broad Street Wokingham RG40 1BA
F/2000/0954	Mrs J Deakin 9 Bluebell Meadow Winnersh RG41 5UW
F/2000/0954	Mr & Mrs P s Wilson 2 Snowdrop Grove Sherwood grange Winnersh RG41 5UP
F/2000/0954	Mr G Hopper 11 Bluebell Meadow Winnersh Rg41 5UW
F/2000/0954	Mrs J deakin 9 Bluebell Meadow Winnersh RG41 5UW

APP APPROVED: Letter sent 27/6/00

See part 1

HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 24 March 2000

Application Number: F/2000/0954

Proposal: Proposed two storey side extension to dwelling.

Site Address:
1, Snowdrop Grove, Winnersh, Wokingham.

Applicant:
Mrs Naheed C/O MC Design.

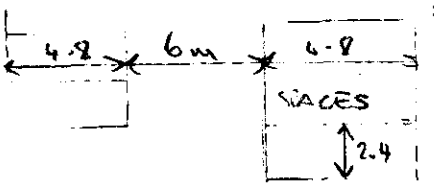
Your observations are required in respect of this application within **7 days** of the above date.

✓ 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).

COMMENT

A MORE DETAILED PARKING PLAN IS REQUIRED IN ORDER TO ASSESS THE PARKING LAYOUT, THE LAYOUT AS SHOWN COULD NOT BE USED SATISFACTORILY BY ALL VEHICLES. OUR STANDARDS REQUIRE LAYOUT TO BE AS FOLLOWS:-



DIMENSIONS SHOWN ARE MINIMUM. REQUIRED FOR PARKING & MANOEUVRING.

Signed: N.S. Trotter **Print name:** N TROTTER

7-4-00

Our ref: SP\2000\001511\001
Your ref: F/2000/0954

Date: 7th April 2000

ENVIRONMENT AGENCY

PLANNING
POL
DC
APP
CS
CORRES

28153

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

SIDE EXTENSION - 1 SNOWDROP GROVE, WINNERSH

Thank you for your letter dated 24 March 2000 which was received on 29 March 2000. You are asked to quote the following reference in any correspondence: **SU77SE/9/25** . The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided the following conditions are imposed on any planning permission granted:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:-

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. Environment Protection: *Contact Nick Weddell on 01276 454405*

ADVICE TO APPLICANT

Cont/d..

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

Groundwater Protection: contact Andrea Szabados on 01276 454373

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

A copy of this letter has been sent to the agent.

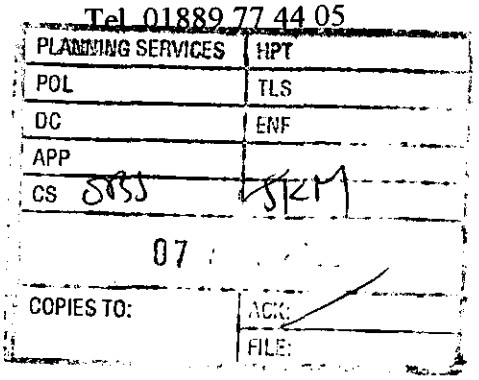
If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

Cc: MC Design, DEC House, 145 Cardiff Road, reading RG1 8JF

2 Snowdrop Grove
Sherwood Grange
Winnersh
Berkshire
RG 41 5 UP
Tel 01889 77 44 05



J. Millar
Environmental Service Department,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire,
RG40 1WR,

Ref. Application Number : F/2000/ 0954

Dear Sir/ Madam,

We are writing to express our concerns regarding the proposed extension to 1 Snowdrop Grove. The main concern we have is that we know that there are 3 families of 6 adults and 5 children of mixed sex living at these premises. We are not sure if this is legal and are concerned that the extension may be to increase the number of inhabitants in the dwelling.

Already there are 5 vehicles regularly parked on the premises. Three cars are parked outside the house, one of which is usually parked on the front lawn. In addition, there is a BT commercial van which is continually parked on the drive, another commercial vehicle is also frequently parked outside the house.

Our concern is that this extension may be required to increase the size of the family which will in turn increase the number of vehicles, family or commercial, parked on the drive that we share with number 1. In addition, we believe that there will be extreme inconvenience to ourselves during the construction of the extension due to the aforementioned vehicle problem and the vehicles and skips required for building purposes.

Yours Faithfully

Mr. & Mrs. P.S.Wilson

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

CS
30 MAR 2000
COPIES TO:
ACK:
FILE:

From: Joanne Ellis, Environmental Health

My Ref: JPE/JS

To: Joss Miller, Planning

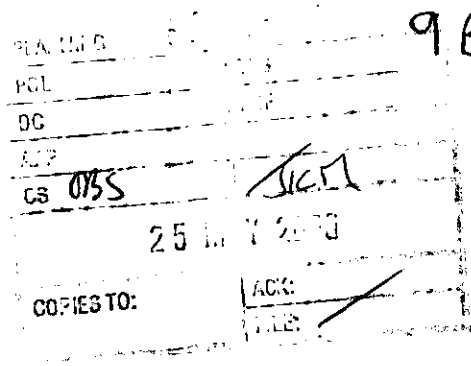
Your Ref:

Date: 28 March, 2000

PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING
LOCATION: 1 SNOWDROP GROVE WINNERSH
APPLICATION NO: F/2000/0954

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

Joanne Ellis
Senior Environmental Health Officer



9 Bluebell Meadow
Winnersh
Berkshire
RG41 5UW.

9th May 2000

Dear Sir,

1 Snowdrop Grove, Winnersh.
Planning application no. F/2000/0954

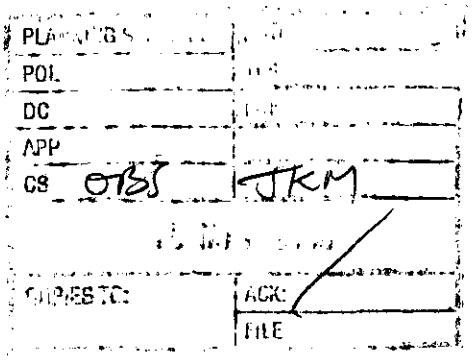
I am writing in reply to your letter dated 2nd May 2000 regarding the above planning application. My objection to the above proposal is the same as stated in my letter of reply to the original proposal.

I would like you to take my comments into account when reviewing the application.

Yours faithfully,

J A Deakin.

Mrs J. Deakin.



2 Snowdrop Grove
Sherwood Grange
Winnersh
Berkshire
RG 41 5 UP
Tel. 01889 77 44 05

May 4th 2000

J. Millar
Environmental Service Department,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire,
RG40 1WR,

Ref. Application Number : F/2000/ 0954

Dear Sir/ Madam,

We are writing to express our concerns regarding the proposed extension to 1 Snowdrop Grove. The main concern we have is that we know that there are 3 families of 6 adults and 5 children of mixed sex living at these premises. We are not sure if this is legal and are concerned that the extension may be to increase the number of inhabitants in the dwelling.

Already there are 5 vehicles regularly parked on the premises. Three cars are parked outside the house, one of which is usually parked on the front lawn. In addition, there is a BT commercial van which is continually parked on the drive, another commercial vehicle is also frequently parked outside the house (see attached photograph of the typical situation). On viewing the plans, it is our understanding that only 3 private cars are allowed to be permanently parked on the drive.

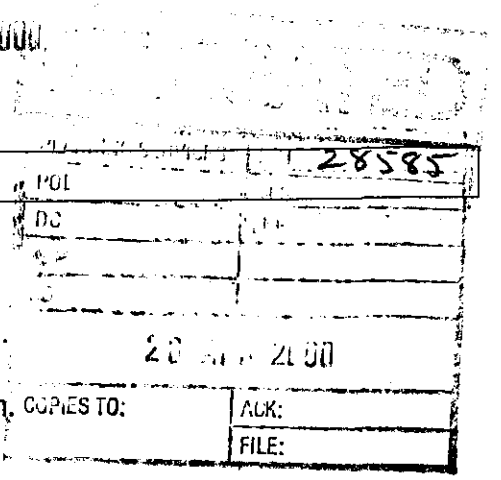
Our concern is that this extension may be required to increase the size of the family which will in turn increase the number of vehicles, family or commercial, parked on the drive that we share with number 1. In addition, we believe that there will be extreme inconvenience to ourselves during the construction of the extension due to the aforementioned vehicle problem and the vehicles and skips required for building purposes.

Yours Faithfully

Mr. & Mrs. P.S.Wilson

FROM: Joss Miller

DATE: 24 March 2000



WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/0954

Proposal: Proposed two storey side extension to dwelling..

Site Address: 1, Snowdrop Grove, Winnersh, Wokingham.

Applicant: Mrs Naheed C/O MC Design.

Your observations are required in respect of this application **by 17/04/2000** .

The Sub-Committee **COMMENTED** that:

1 The loss of a garage was not to be encouraged
2 This could be over-development of the site

SIGNED: _____ DATE: 28.04.00

Clerk To Winnersh Parish/Town Council.

22-24 Broad Street
Wokingham
Berkshire
RG40 1BA
DX 33500 Wokingham

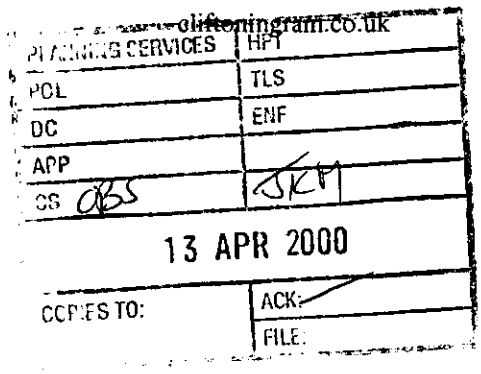
E-mail mail@cliftoningram.co.uk

Clifton Ingram

SOLICITORS

Your ref Joss Miller F/2000/0954
Our ref IAG SN Hopper

12 April 2000



Wokingham District Council
Planning Department
DX 33506 Wokingham

BY HAND

Dear Sirs

1 Snowdrop Grove Winnersh - Planning application no. F/2000/0954

We act for Mr Graham Hopper and Mrs Helen Hopper, the owners of Robin Hood Barn, 11 Bluebell Meadow, Winnersh ("Robin Hood Barn").

Our clients wish us to record their objection to the proposed two-storey side extension to the above property ("the Property") for which planning permission has been applied under the above reference number.

The grounds of objection are as follows:-

1. The proposed extension will bring the dwelling to within two metres of Robin Hood Barn and at both ground and first floor level it will create an imposing brick wall.

2. This will significantly reduce the view from our clients' house and garden.

3. It will significantly diminish the light and sunshine into Robin Hood Barn.

4. There will be significant overlooking and loss of privacy.

5. On the basis of the above it is likely to have an adverse effect on the value of Robin Hood Barn.

6. Robin Hood Barn was the original dwelling in the area and when Sherwood Grange was developed the intention was to have properties widely spaced apart so as to give an open, spacious amenity. The proposed extension would change the character and reduce the amenity of the area and would set a dangerous precedent for the other properties within Sherwood Grange.

7. There is a mature tree close to the boundary between Robin Hood Barn and the Property and the proposed extension may interfere with the roots of that tree.

8. Our clients are concerned that the proposals will bring about further traffic into the Property and the likelihood of further cars being parked

Telephone
0118-978-0099
International
+44-118-978-0099
Fax
0118-977-1122
International
+44-118-977-1122
Web site www.cliftoningram.co.uk

Partners
Dennis Eyriey
John Housden
James Dyson
Bill Annan
Chris Baggs
Marilyn Young

Associate Solicitors
Tim Adams
Tina Crow
Jonathan Davis
Anne Deller
Ian Graham
Caroline Lindon-Morris
Melinda Newbery
Lisa Phelps
Tim Read

Legal Executive
Jenny Savage

Practice Administrator
Jim Paterson

Regulated by The Law Society in the conduct of investment business

close to the garage block up against the boundary fence with Robin Hood Barn. This is likely to cause a nuisance with car doors being opened and closed late at night close to Robin Hood Barn.

In all the circumstances, we feel that the refusal of this application would be a fair administration of planning policy.

Yours faithfully

Clifton Ingram

Received by Wokingham District Council

Application No: F/2000/0954

Proposal:
Proposed two storey side extension to dwelling.

Location:
1, Snowdrop Grove, 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 letter 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 17/04/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	16 MAR 2000
Officer: JM	Application No. F/2000/0954

Map No. ..... Site .010....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING

Location: 1 SNOWDROP GROVE

Parish: WINNERSH Ward: Winnersh

Applicant: MRS NAHEED

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

Enforcement Section (S) 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	other side elevation		
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: ..... 250m ← Landfill → Site Cons
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:

NO PRE-APPS

NEIGHBOURS:

S/N + 2, 12, 14 + 15 Snowdrop Grove

11, 9 + 7 Bluebell meadow

3 + 5 Robinhood Lane

Bluebell Meadow

X5.

Environmental Services

For office use only.
Application number: 16.MAR2000* 0954

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	MRS NAHEED 1, SNOWDROP GROVE WINNERSH WOKINGHAM
2	Agent's Name Address and postcode Phone number	MC DESIGN DEC HOUSE 145, CARDIFF ROAD READING. RG1 8JF ~~95~~ ~~7575~~ 9572188.
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.	1 SNOWDROP GROVE WINNERSH.
4	Give brief details of the proposal for example, two storey side extension. About the application	Two storey pitched roof side extension.

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.	Red brick to match existing Grey roof tiles 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

x5

9	How many bedrooms does the property have?	Existing: 4	Proposed: 6.
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 MRS NAHEED

Date 12-3-00.

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

ADDRESS 1 Snowdrop Grove PARISH Winnersh

PLOT No. 6 ORD. SHEET No. CU. 7871 54

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20494	London Estates Ltd.	o/l.	15.12.83	R
5485	Bryant	Det. House & Garage	9.7.86	C/A CA
BRA 1413	"	"	11.9.86	App
	"			

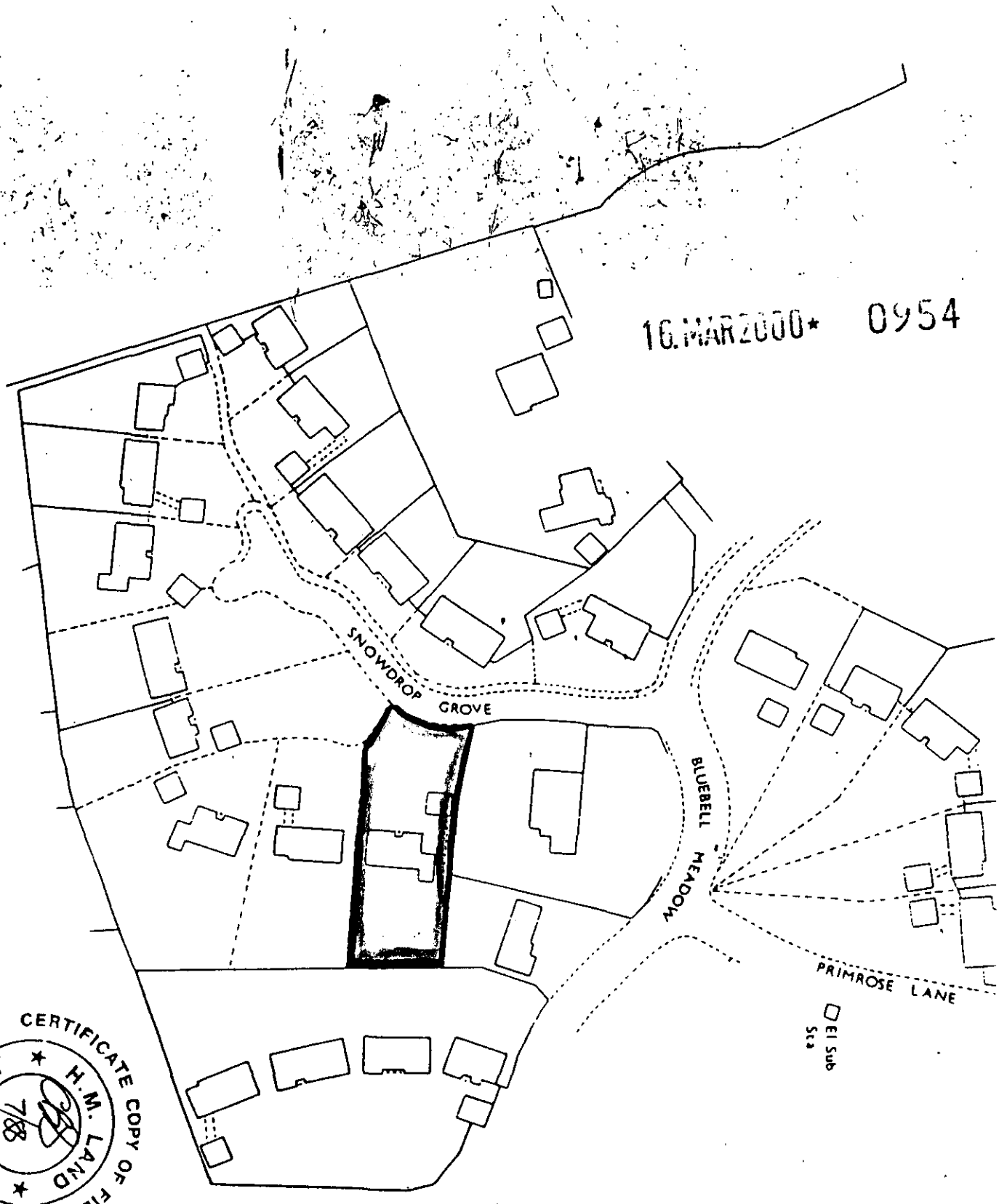
DATE OF COMPLETION

MINISTRY DECISION 20494 - Appeal Allowed - 28.11.85 -

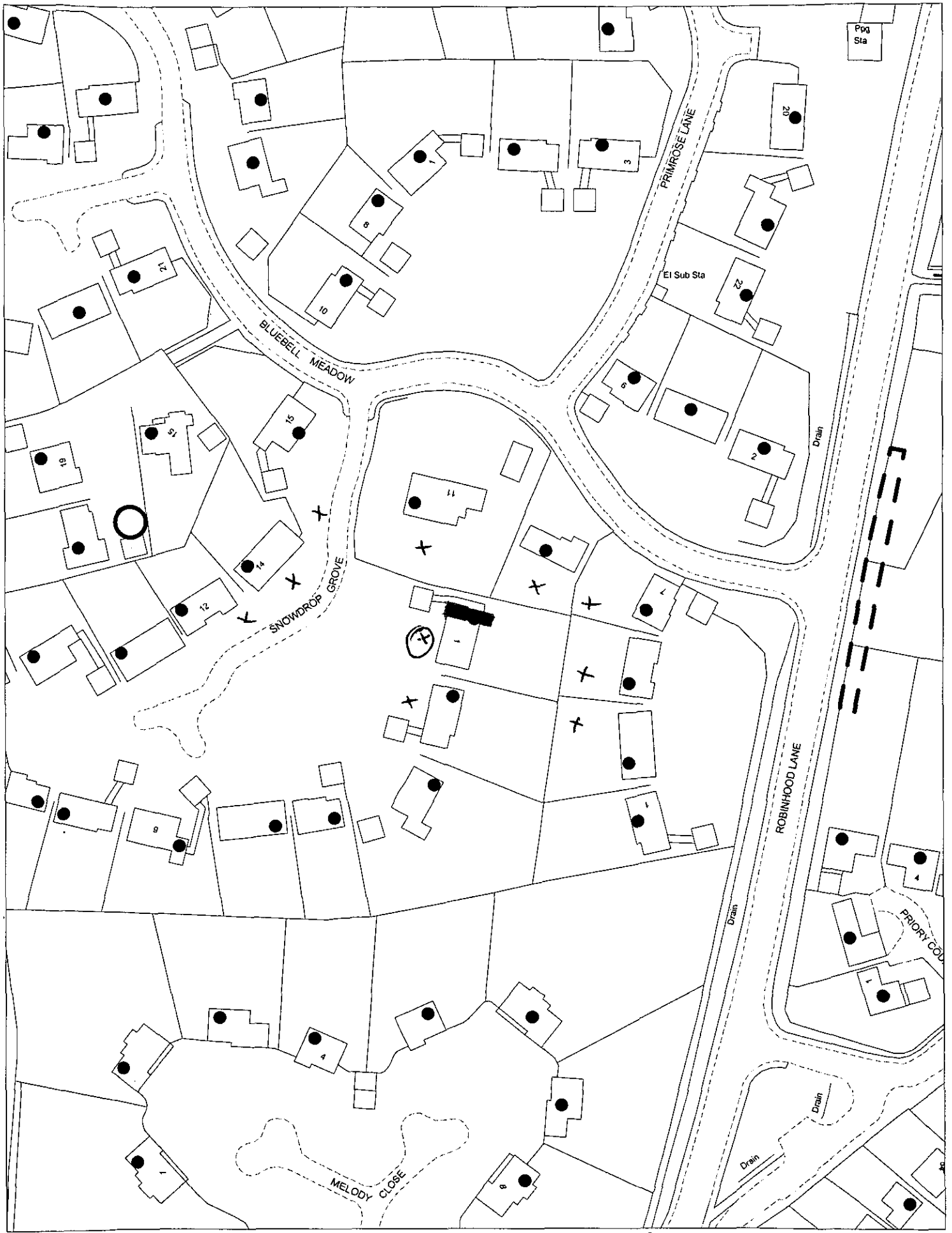
SPECIAL ORDERS TPO 168

DRAINAGE

091074


16.MAR2000* 0954
SNOWDROP GROVE
BLUEBELL MEADOW
PRIMROSE LANE
El Sub Sta
CERTIFICATE COPY OF FILED PLAN
H.M. LAND REGISTRY

Scale 1:1250



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Development Control Section, Environmental Services, Wokingham District Council.

23 March 2000

Scale: 1 : 1250

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