APPLICATION NO:
F/2002/8141

LOCATION:
5 Oldfield Close, Earley Reading.

APPLICANT:
Mr M Smith C/O Mr P Mackrory

PROPOSAL:
Proposed two storey side and rear extensions to dwelling plus single storey side and rear extensions. Demolition of existing garage.

EARLIEST DATE FOR DECISION: **04/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
31/01/2003

CASE OFFICER: **Phillip Taylor**

Patrick Mackrory

Architectural, Planning and Surveying services
17 Bissley Drive
Maidenhead
Berkshire
SL6 3UX
Telephone: Fax 01628 824581
Cellular 07899 768750
patrick@mackrory.fsworld.co.uk

17th. February 2003

Richard Knight, Esq.,
Planning Department,
Wokingham District Council,
PO Box 157,
Shute end,
Wokingham,
Berks.,
RG40 1WR.

Dear Mr. Knight,

RE: 5 OLDFIELD CLOSE, EARLEY, READING. F/2002/8141

Further to our telephone conversation on Friday afternoon, 14th. February 2003, I confirm our agreement that the above application should be withdrawn to enable negotiations to take place prior to the resubmission of a revised application.

Yours sincerely,

System updated 19/2/03

P. Mackrory.

WORK SHEET FOR : ~~Phillip Taylor~~ RICHARD KAY SALT

Application Number : F/2002/8141

Applicant : Mr M Smith C/O Mr P Mackrory.

Location : 5, Oldfield Close, Earley, Reading.
Proposal : Proposed two storey side and rear extensions to dwelling plus single storey side and rear extensions. Demolition of existing garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓ on Case Post		30/12/02

Date of Neighbour Notifications : .....

Date of Site Visit : 27/12/02.

Date Registered : 06/12/2002

Earliest Date for Decision : 04/01/2003

Latest Consultation Date/Site Notice Expiry Date : 04/01/2003

This application will have expired on: 31/01/2003. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

HIGHWAYS. — NO COMMENTS.
4 OLDFIELD CLOSE — OBJECTION.

Planning Issues :

Application Number: F/2002/8141

Appraisal :

Small close of Semi-D homes circa 1930s.
Nos 7 & 8 have 2st side extension to boundaries. Set back behind frontage.

Application property set lower than no 4 (0.75m) with drive sloping front to rear.
There is a screen wall mounted on brick wall on joint boundary. No 4 has car port on this boundary.

Proposal appears large and somewhat contrived on Plan but appears OK on site. It does comply with policies and will not be out of keeping in the street scene.
No parking or tree implications and levels will be favourable.

Site Plan incorrect - does not show all of 2 st ext. It appears to encroach on no 4 at points where it touches boundary. There also appears to be no support for bod 3 re - side wall.

Subject to confirmation re. encroachment question and the omission on the site plan I would recommend Approval.

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

Application Number F/2002/8141
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C001	R001	
02	C014	R014.	
1			

Informative for approvals
2. N16 1. N06.
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LTV1
~~SOUTH-EAST AREA LOCAL PLAN POLICIES~~:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1
~~GREEN BELT LOCAL PLAN POLICIES~~:
BERKSHIRE STRUCTURE PLAN POLICIES: ENV1
~~MINERALS LOCAL PLAN POLICIES:~~

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: 5 Oldfield Close
Earley Reading.

APPLICATION NUMBER: F/2002/8141

OFFICER: ~~Phillip Taylor~~ Richard Knight

DATE OF SITE VISIT: 30/12/02.

1 SITE/STATUTORY NOTICE DISPLAYED ? YES on GATE POST

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING
Semi-D Houses with reasonable gaps. Nos. 7, 8 & 10 have 2st side ext. Set back from frontage.
Lower than no 4 by approx 0.75 m: site slopes front to rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Proposal on joint boundary with no 4. Properties to rear are not affected being a good distance away (11.5 m) Eaves appears to overhang boundary.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS YES - site is lower than no 4.

BOUNDARY TREATMENT Existing S/S Single garage with Screen block wall above Brick.

OTHERS

FROM: Phillip Taylor

DATE: 11 December 2002

DELEGATED

EARLEY TOWN CONSULTATION SHEET

RPT	
COPIED TO	
	FILE

20 JAN 2003

Application Number: F/2002/8141

Proposal: Proposed two storey side and rear extensions to dwelling plus single storey side and rear extensions. Demolition of existing garage..

Site Address: 5, Oldfield Close, Earley, Reading.

Applicant: Mr M Smith C/O Mr P Mackrory.

Your observations are required in respect of this application **by 04/01/2003** .

Councillors were extremely concerned about this proposal. It was felt that it represented an over development of the site and particularly as the square footage of the building appeared to have more than doubled. Furthermore, it was felt that the proposal was unneighbourly, and the design was not in keeping with other properties in the road. Additionally, Councillors queried whether there would be sufficient on site parking if this application was to proceed.

It was, therefore, requested that this application should be refused.

SIGNED: _____ DATE: 16 JAN 2003

Clerk To Earley Town Council Parish/Town Council.

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8141. (Case Officer:Phillip Taylor)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION:
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

13 DEC 2002
FILE

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8141

YOUR NAME: VICTOR ROLFE and JEAN ROLFE

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
4 Oldfield Close
Earley
Berkshire
RG6 1HP

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:
The main concern we have is the size of this extension. It would not be in keeping with the rest of the houses in this small Close (14 houses) The six semi-detached houses at the bottom of the Close were built as small 2-bedroomed properties. Three have had two storey side extensions comprising garage and a third bedroom. These are excellent in design, appearance and lay out and blend in with the Street Scene admirably. None of the 8 larger 3-bedroomed houses have had two storey extensions

Continue over the page if more room required

P.T.O

From our estimates the house to be extended covers an area of around 442 sq. ft. – the proposed extension would increase this to nearly 1200 sq. ft. – with virtually 4 bedrooms this would make it bigger than all of the other houses and not appropriate for the area.

With larger occupancy of the house, the number of car owners would be a problem. Space is limited on the round-a-bout at the bottom of the Close. The front gardens are very small and manoeuvring cars in and out on such a tight bend can be difficult.

Concerning our own property, No. 4, we are apprehensive when we see that the extension will be built touching our boundary wall for a length of around 30 ft. ([redacted] is our boundary which we have to maintain) We are worried about overhanging eaves and guttering and the problem of coming onto our land to maintain the property.

We know that we cannot comment on the inconvenience caused by construction work but we cannot see how this can be built without trespassing on our property (scaffolding for instance)

The design of this extension incorporates numerous roof configurations and we feel this is not compatible with the clean lines of the houses in this Close.

J. R. Rolfe

V. Rolfe

Patrick Mackrory

Architectural, Planning and Surveying services

17 Bissley Drive
Maidenhead
Berkshire
SL6 3UX
Telephone: Fax 01628 824581
Cellular 07899 768750
patrick@mackrory.fsworld.co.uk

PLANNING SERVICES	HPT	64628
POL	TLS	
DC RXK	BMF	
AFP		
CS		
03 JAN 2002		
COPIES TO	ACK	
	FILE	

31st. December 2002

Richard Knight, Esq.,
Planning Department,
Wokingham District Council,
PO Box 157,
Shute end,
Wokingham,
Berks.,
RG40 1WR.

Dear Mr. Knight,

RE: 5 OLDFIELD CLOSE, EARLEY, READING. F/2002/8141

Further to our telephone conversation this afternoon I enclose six copies of site plan which has been corrected to include the all of the first floor extension.

I also confirm that no part of the proposal will extend beyond the boundary of my client's property.

Thankyou for your assistance in this matter.

Yours sincerely,

P. Mackrory.

Environmental Services

For office use only.
Application number:
06.DEC.2002 8141

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.

WOKINGHAM UNITARY
Aiming for Excellence
06 DEC 2002

1	Your name	MR. M. SMITH
	Address and postcode	5 OLDFIELD CLOSE
		EARLEY
		READING
		BERKS
	Phone number	
●	Agent's Name	MR. P. MACKRORY
	Address and postcode	17 BISLEY DRIVE
		MAIDENHEAD
		BERKS
		SL6 3UX
	Phone number	01628 824581
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.	5 OLDFIELD CLOSE EARLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application ●	SINGLE AND TWO STOREY SIDE AND REAR 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.	ALL 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

Please turn over

9	How many bedrooms does the property have?	Existing: 2	Proposed: 4 Total
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. M. Smith

Date 5.12.02

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

HIGHWAYS CONSULTATION SHEET

From: Phillip Taylor **Date:** 11 December 2002

Application Number: F/2002/8141

Proposal: Proposed two storey side and rear extensions to dwelling plus single storey side and rear extensions. Demolition of existing garage.

Parish: EARLEY TOWN

Site Address:
5, Oldfield Close, Earley, Reading.

Applicant:
Mr M Smith C/O Mr P Mackrory.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

Highways do not wish to comment on this.

JC | 20.12.02

Signed: _____ **Print name:** _____

Application Number: F/2002/8141

Case Officer : ~~PHILLIP TAYLOR~~ RICHARD KNIGHT

Map No : 46	
Site Area : 0.04	
Received Date: 06/12/2002	

Valid Date : PT 6.12.02

Level : Delegated Application

Description : Proposed two storey side and rear extensions to dwelling plus single storey side and rear extensions. Demolish existing garage?

Location : 5, Oldfield Close, Earley, Reading.

Parish : EA **Ward :** Whiteknights

Applicant : Mr M Smith C/O Mr P Mackrory. 11.12.02 TB.

Fee Required: £110 **Fee Received: £110** (2)

Additional: ..... or Refund: .....

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

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	Encroachment?	11-12	
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 11.12.02 B

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways Parking ✓

D. Pastures Dem. of extg garage ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

S/N & see map.....

.....

.....

No pre-app.

Organisation_Name	Building_Name	address1	Postcode
		21PALMERSTONE ROADREADING	RG6 1HL
		23PALMERSTONE ROADREADING	RG6 1HL
		25PALMERSTONE ROADREADING	RG6 1HL
		27PALMERSTONE ROADREADING	RG6 1HL
		4OLDFIELD CLOSEREADING	RG6 1HP
		5OLDFIELD CLOSEREADING	RG6 1HP
		6OLDFIELD CLOSEREADING	RG6 1HP
		11OLDFIELD CLOSEREADING	RG6 1HP
		12OLDFIELD CLOSEREADING	RG6 1HP

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

Tel: (0118) 974 6442

Date: 11 December 2002

My ref: F/2002/8141

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Storry
50 Church Road
Earley
RG6 1HT

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/2002/8141
5, Oldfield Close, Earley, Reading.
Proposed two storey side and rear extensions to dwelling plus single storey side and rear extensions. Demolition of existing garage.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/8141**
5, Oldfield Close, Earley, Reading.
Proposed two storey side and rear extensions to dwelling plus single storey side and rear extensions. Demolition of existing garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Storry

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

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

Tel: (0118) 974 6442

Date: 11 December 2002

My ref: F/2002/8141

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Lissaman
46 Palmerstone Road
Earley
RG6 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/2002/8141
5, Oldfield Close, Earley, Reading.
Proposed two storey side and rear extensions to dwelling plus single storey side and rear extensions. Demolition of existing garage.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Phillip Taylor** on **(0118) 974 6442** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Phillip Taylor** Application Number: **F/2002/8141**
5, Oldfield Close, Earley, Reading.
Proposed two storey side and rear extensions to dwelling plus single storey side and rear extensions. Demolition of existing garage.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Lissaman

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

Received by Wokingham District Council

Application No: F/2002/8141

PROPOSAL:
Proposed two storey side and rear extensions to dwelling plus single storey side and rear extensions. Demolition of existing garage.

LOCATION:
5, Oldfield Close, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (closed all day Wednesday). If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8141 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Phillip Taylor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/01/2003. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager
11 December 2002

Environmental Services

For office use only.
Application number: 06..12.2002 8141

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.

WOKINGHAM UNITARY
Aiming for Excellence

06 DEC 2002 8141

1	Your name	MR. M. SMITH
	Address and postcode	5 OLDFIELD CLOSE EARLEY READING
	Phone number	
2	Agent's Name	MR. P. MACKRORY
	Address and postcode	17 BISLEY DRIVE MAIDENHEAD BERKS SL6 3UX
	Phone number	01628 824581
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.	5 OLDFIELD CLOSE EARLEY READING
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE AND TWO STOREY SIDE AND REAR 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.	ALL 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: 2	Proposed: 4 Total
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. M. SMITH

Date 5.12.02

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

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

17 DEC 2002

COPIES TO

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

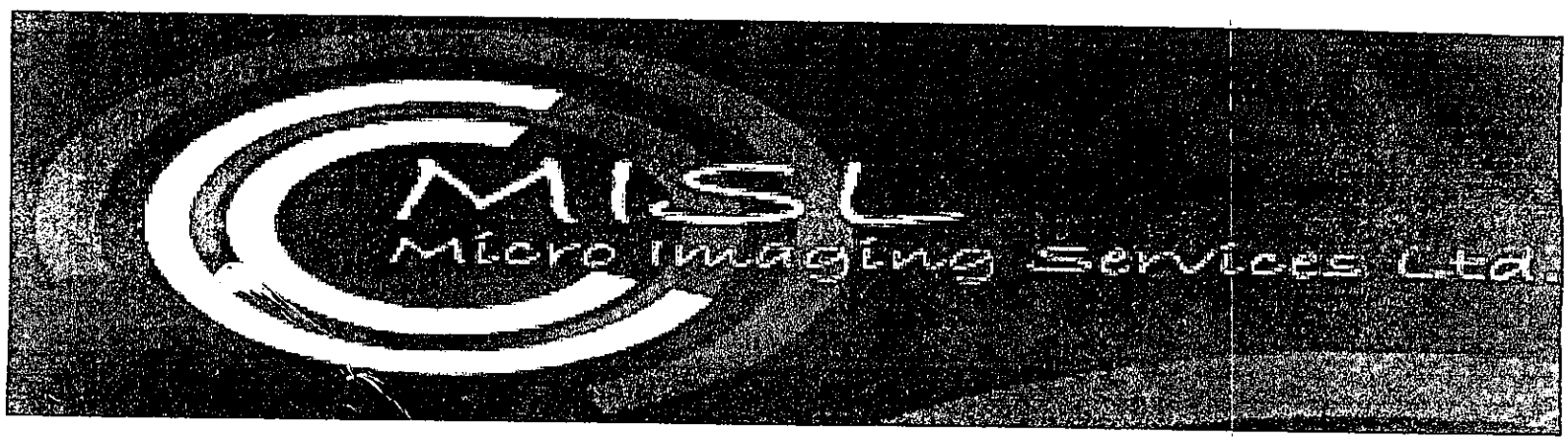
Signed . . . . . .

On behalf of . . . . . .

Date . . . . . .

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

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

ADDRESS 5 OLDFIELD CLOSE PARISH EARLEY

PLOT No. 12 ORD. SHEET No. SU.7472 (46)

BUILDER J. T. Cook & Son Ltd

Plan No.	Applicant	Description of Development	Date of Decision	Decision
409/56	Mr. W. A. Alexander	Outline	10/7/56	N/A. C/A
564/56	J. T. Cook & Son Ltd	Semi / Det. House	11/9/56	App. App.
427/57	Mr. F. Hathrill	Garage & Fuel Store	11/6/57	App. N/A.
F/2002/8141	Mr. M. Smith	2St/S+R + S/St/S+R		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE