3/5

APPLICATION NO:
F/2002/6172

LOCATION:
25 New Road, Twyford Reading.

APPLICANT:
Mr D Gaskin C/O Colin Dawson Associates

PROPOSAL:
Proposed single storey side extension to dwelling.

EARLIEST DATE FOR DECISION: **29/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
14/05/2002

APPROVED

CASE OFFICER: **Louise Smith**

123

D2

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Gaskin
C/O Colin Dawson Associates
Malvern House
1 Malvern Way
Twyford
Reading
Berks RG10 9PY

Application Number: F/2002/6172

Parish: **TWYFORD**

Location: **25, New Road, Twyford, Reading.**

Proposal: **Proposed single storey side 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. 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. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the west facing roof elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

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 the residential amenities of the occupiers of neighbouring properties.

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

Informative
2. No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected.

Informative
3. 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.

Informative
4. 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:

Berkshire Structure Plan Policies LD3 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WOS2.

Anna Cronin
Head of Planning & Transportation
Date: 08/05/2002

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications,** using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

Tel. 0118 974 6443 (Direct Line)

Date. 21 August, 2002

My ref. CD/FP2002/3376(6172)

Mr & Mrs D Gaskin
C/o Colin Dawson & Associates
1 Malvern Way
Twyford
READING
Berkshire
RG10 9PY

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

Dear Sir/Madam,

SINGLE STOREY SIDE EXTENSION TO 25 NEW ROAD, TWYFORD

Thank you for your Building Regulations Application Number FP2002/3376 received on 13 August.

I am writing to inform you that a Planning Application is required for the proposed work.

Condition 3 of Planning Permission F/2002/6172 removed Permitted Development rights in respect of additional windows in the west facing roof elevation. The Building Control plans show two velux rooflights.

If you are intending to pursue this proposal would you please submit a planning application to this department by 11 September. There will be no fee for the application. I am enclosing the appropriate forms for your convenience. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443

Yours faithfully

CD

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6172	LS
BUILDING CONTROL NUMBER	ff 2002/3376 North	
~~APPLICANT~~/AGENT	Colin Dawson + Associates	
ADDRESS OF SITE	25 New Road Twyford	
DESCRIPTION OF PROPOSED WORK	S/S side ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	D 637 01 A	D 637 01 A
ELEVATIONS	"	"
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	8/8/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES? BC Condition 3 restricts	2 velux rooflights added rear elevation	
DATE Sean Louise	21/8/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	21/8/02		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

New

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

FROM: Louise Smith

DATE: 05 April 2002

DELEGATED

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2002/6172

Proposal: Proposed single storey side extension to dwelling.

Site Address: 25, New Road, Twyford, Reading.

Applicant: Mr D Gaskin C/O Colin Dawson Associates.

Your observations are required in respect of this application **by 29/04/2002**

PLANNING SERVICES	NOT
POL	TLC
DC	FNS
APP	
CS	

24 APR 2002

COPIES TO	ACK.
	FILE

No Comment

SIGNED: [signature]

DATE: 23/4/02

Clerk To Twyford Parish/Town Council.

WORK SHEET FOR : Louise Smith

Application Number : F/2002/6172

Applicant : Mr D Gaskin C/O Colin Dawson Associates.

Location : 25, New Road, Twyford, Reading.
Proposal : Proposed single storey side extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 15/4

Date Registered : 19/03/2002

Earliest Date for Decision : 29/04/2002

Latest Consultation Date/Site Notice Expiry Date : 29/04/2002

This application will have expired on: 14/05/2002. 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 :

Planning Issues :
Identified Settlement
Impact on Neighbouring Properties
" " Streetscene.

Application Number: F/2002/6172

Appraisal :

The site is a detached chalet bungalow with integral side garage, situated within the identified settlement of Twyford. This application proposes a single storey side extension to the dwelling by means of replacing the existing utility room flat roof with a pitched one. This new roof would measure 4.2m to the ridge and would be hipped in all elevations apart from the East facing side where it adjoins the main roof line (some 1.5m lower).

Impact on Neighbouring Properties:

The proposed increase in mass would not be significant enough to provoke overshadowing onto No 23's facing bedroom window, despite the difference in ground levels.

Impact on Character of Street Scene:

There is a real mixture of housing designs and ages along New Road. The proposed roof extension would be in keeping with the style of the dwelling (echoing existing roof angles) and would exert a negligible impact on the street scene.

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

Application Number F/2002/6172
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C044	R044	INSERT: West facing roof elevation of the extension
	INFORMATIVES:		
		1.	Surface water ~~should~~ from hard surfaces should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.
		2.	No soakways shall be constructed to a depth exceeding 3m below existing ground level, + under no circumstances shall the water table be intersected.
		3.	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.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LBE1 LBE2 LTV1
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WBE1 WOS3 WOS2
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: LD3 EN1
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 8.5.02

GW Prot. Zone.

RECORD OF SITE VISIT

SITE ADDRESS: 25 New Road Twyford Reading.

APPLICATION NUMBER: F/2002/6172

OFFICER: Louise Smith

DATE OF SITE VISIT: 15/4

1 SITE/STATUTORY NOTICE DISPLAYED ? Y – front wall

2. DESCRIPTION OF SURROUNDINGS
Residential rd, mixture of housing styles + ages – detached/semis/terraces bungalows + 2 storey.
some high tree/hedge front boundary treatment.

3. DESCRIPTION OF SITE/BUILDING
detached bungalow with loft conversion (4 velux – no dormer extensions)
double length, flat roof, integral side gge.
pitched roof to front of gge (hipped in all elevations).
S/S rear extension

4. RELATIONSHIP TO ADJOINING PROPERTIES
set to similar front [redacted] as adjoining neighbours.

5. SITE CONSTRAINTS

TREES N/A.

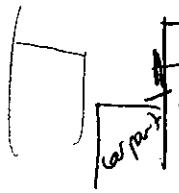
ACCESS/PARKING N/A

LEVELS [redacted] .0·6m higher on No 25 than 23

BOUNDARY TREATMENT front - conifers/hedge c.2·5m high.

OTHERS left front - 1·6m high hedge.
left rear " " "

No 23. Lean to car port along side boundary.



Application Number : F/2002/6172	**Map No :** 25
Case Officer : LS	**Site Area :** 0.05
Valid Date : 19/08/02	**Received Date: 19/03/2002**

Level : Delegated Application

Description : Proposed single storey side extension to dwelling.

Location : 25, New Road, Twyford, Reading.

Parish : TW **Ward : TWY**

Applicant : Mr D Gaskin C/O Colin Dawson Associates.

Fee Required: £95 **Fee Received: £95** (7)

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	N elevation does not show new kitchen door.	request with SN 8/04	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
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

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

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

NEIGHBOURS

S/N + See map

No pre-apps

OTHERS

Note to officer: Site lies inside a Groundwater Protection Zone. See guidance note from Policy & Plans for planning informatives

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

Tel: (0118) 974 6463

Date: 05 April 2002

My ref: F/2002/6172

WOKINGHAM UNITARY
Aiming for Excellence

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

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

Dear Councillor

Application Number: F/2002/6172
25, New Road, Twyford, Reading.
Proposed single storey side extension to dwelling.

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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6172**
25, New Road, Twyford, Reading.
Proposed single storey side extension to dwelling.
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 S Conway

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

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

Tel: (0118) 974 6463

Date: 05 April 2002

My ref: F/2002/6172

WOKINGHAM UNITARY
Aiming for Excellence

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

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

Dear Councillor

Application Number: F/2002/6172
25, New Road, Twyford, Reading.
Proposed single storey side extension to dwelling.

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.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Louise Smith** Application Number: **F/2002/6172**
25, New Road, Twyford, Reading.
Proposed single storey side extension to dwelling.
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 C A Ferris

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

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

Tel: (0118) 974 6463

Date: 05 April 2002

My ref: F/2002/6172

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: F/2002/6172
25, New Road, Twyford, Reading.
Proposed single storey side extension to dwelling.

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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6172**
25, New Road, Twyford, Reading.
Proposed single storey side extension to dwelling.
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 D Tomlin

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

Received by Wokingham District Council

Application No: F/2002/6172

Proposal:
Proposed single storey side extension to dwelling.

Location:
25, New Road, Twyford, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library 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/2002/6172 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/04/2002. 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

05 April 2002

Organisation_Name	Building_Name	address1	Postcode
		23NEW ROADREADING	RG109PS
		~~25NEW ROADREADING~~	~~RG109PS~~
		27NEW ROADREADING	RG109PS
		50NEW ROADREADING	RG109PT
		52NEW ROADREADING	RG109PT
		54NEW ROADREADING	RG109PT
		56NEW ROADREADING	RG109PT
		6BADGER DRIVEREADING	RG109PZ
		7BADGER DRIVEREADING	RG109PZ
		8BADGER DRIVEREADING	RG109PZ

Neighbour consultation list

F/2002/6172

19.MAR2002 61722

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

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

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Our Ref; CED/BK
Monday, 18 March 2002

Dear Sir or Madam

RE; 25 NEW ROAD, TWYFORD, READING, BERKS

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

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

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

6172

Environmental Services

For office use only.
Application number: 19.MAR2002* 6172

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	MR D GASKIN. 25 NEW ROAD TWYFORD READING BERKSHIRE RG10 9PS.
2	Agent's Name Address and postcode Phone number	COLIN DAWSON ASSOCIATES MALVERN HOUSE 1 MALVERN WAY TWYFORD READING BERKSHIRE RG10 9PY 0118 9343322
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485	25 NEW ROAD TWYFORD READING BERKSHIRE. RG10 9PS
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY 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 FACING BRICKS TO MATCH RED/BROWN ROOF TILES TO MATCH WHITE WINDOWS TO MATCH.
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: 3	Proposed: 3
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.

1933

ADDRESS 25 New Road PARISH Twyford

PLOT No. ORD. SHEET No. GL. 7877 25

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
372/SD	MR. L. DORRA	BUNGALOW	20.11.50	APP APP
O/72/67	"	O/L " AT REAR	13.4.67	Ref.
98/67782/F	Mr. D. Gaskin	S/St/F ext.	5.8.98	C/A
FP98/7972	"	"	28.9.98	APP

MINISTRY DECISION

SPECIAL ORDERS

19 MAR 2002 6172



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Development Control Section, Environmental Services, Wokingham District Council.
26 March 2002

Scale: 1 : 1250

N
W E
S