APPLICATION NO:

F/2000/2972

LOCATION:

12 Sandford Drive, Woodley Reading.

APPLICANT:

Mr & Mrs Giamattei C/O Greg Farrell

PROPOSAL:

Proposed two storey side extension to dwelling and single storey rear conservatory.

EARLIEST DATE FOR DECISION: **07/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 30/01/2001

CASE OFFICER: **Andrew Thorley**

REFUSED

(AT)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Giamattei
C/O Greg Farrell
43 Wendover Way
Tilehurst
Berkshire
RG30 4RU

Application Number: F/2000/2972

Parish: **WOODLEY**

Location: **12, Sandford Drive, Woodley, Reading.**

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

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed 2 storey extension, by virtue of its design, siting, scale, bulk and massing would be detrimental to the amenities of the adjoining land uses and occupiers. As such it is, therefore, contrary to policies LBE1, LBE2 and LTV6 of the Loddon Area Local Plan and to policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

Informative

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

Berkshire Structure Plan Policy EN1.

Loddon Area Local Plan Policies LBE1, LBE2 and LTV1/6.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WOS2/3.

John Mitchell

John Mitchell
Development Control Manager
Date: 29/01/2001

Notice checked by: _____

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

NOTICE OF CONSENT

WOKINGHAM DISTRICT COUNCIL

JLP/HI

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: Mr D A Ashfire
12 Sandford Drive
Woodley
Reading
Berkshire

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1PN

Application No. 20806 (F)

Proposal Two storey rear extension to provide kitchen and utility room with bedroom, en-suite bathroom and new main bathroom above - 12 Sandford Drive, Woodley.

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

1. The development hereby permitted shall be commenced within five years from the date of this permission.

   REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971.

2. All the materials to be used in the elevations of the proposed development shall match those on the existing dwelling to the satisfaction of the District Planning Authority, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

   REASON To ensure that the materials are in keeping with those existing. (6)

3. Notwithstanding the provisions of the Town and Country Planning General Development Orders, 1977-81, no additional windows or other openings shall be constructed in any elevation of the dwelling as extended by this permission without the prior written approval of the District Planning Authority. (17)

   REASON To help safeguard the privacy and visual amenity of the occupiers of adjacent properties. (17A)

Date 17 FEB 1984 .....

.....
Director of Planning

N.B. A statement of the applicant's rights is set out overleaf.

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under other legislation or regulations.

Statement of applicant's rights arising from the refusal of planning permission or from the grant of permission subject to conditions.

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol, BS2 9DJ.) The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.

3. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 169 of the Town and Country Planning Act 1971.

WORK SHEET FOR : Andrew Thorley

Application Number : F/2000/2972

Applicant : Mr & Mrs Giamattei C/O Greg Farrell.

Location : 12, Sandford Drive, Woodley, Reading.
Proposal : Proposed two storey side extension to dwelling and single storey rear conservatory.

Site Notice Displayed ? : YES ✓ NO ~~✓~~ DATE ~~20/12/2000~~ 9/01/01

Date of Neighbour Notifications : .....

Date of Site Visit : 09/01/01

Date Registered : 05/12/2000

Earliest Date for Decision : 07/01/2001

Latest Consultation Date/Site Notice Expiry Date : 07/01/2001

This application will have expired on: 30/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Neighbour: See letter of objection on file.
Highways: Approval with conditions.
Woodley PC: See comments on memo on file. (objections)

Planning Issues :

(Planning History previously extended in 1984 ref 20806/F 2 storey ext at rear.)

1) neighbours
2) street scene
3) highways.

Application Number: F/2000/2972
Appraisal:

1) Impact on neighbouring properties

The proposal is for a two-storey side extension, and a single storey rear extension to a detached two storey previously extended house.

The proposed two-storey side extension will project 4.7 metres to the side of the existing detached house (in a north easterly direction) and will be 10.62 metres in length, the overall width of the existing house. To be located 2.1 metres away from the north east boundary.

The roof pitch, eaves height and ridge height of the two-storey extension would match that of the existing main roof. Six new windows, three to be inserted at first floor level, the bathroom window would overlook the neighbouring property and three to be inserted at ground floor level. The proposed accommodation includes two extra bedrooms an additional bathroom and an extended lounge.

The proposed single storey rear extension will be 5 metres wide and will project 4.7 metres from the proposed lounge area. To be constructed in brick to below window level and to have a pitched roof with an eaves height of 2.4 metres and a ridge height of 3.5 metres. Due to it position located at the rear of the house it is considered that it would not affect the occupants of adjoining properties.

No. 10, to the west, 2 storey detached house, due to its orientation and distance away from the proposal the occupants of this property will not be affected.

No.1, Retford Close, to the north east, 2 storey detached house, enclosed rear garden. Located 10.5 metres away from the proposal behind a 5 metre high conifer hedge on adjacent boundary, main windows at ground floor level and at first floor level face rear garden. This neighbour is concerned (see letter on file) that they would be overlooked from the proposed first floor opening bathroom window in the side elevation, that the proposed extension would be overbearing and the possible loss of the conifer hedge, which provide a screen along the boundary.

It is considered that due its size and close proximity the proposed 2 storey extension would create an overbearing effect and be detrimental to the amenities of the occupiers of this property.

Woodley Town Council were concerned and thought the proposal was unneighbourly, it would be overbearing, particularly for No.1, Retford Close, and the future boundary treatment, bearing in mind the present close proximity of the Leylandii screening.

2) Impact on street scene /visual impact.

The design of the proposed 2 storey extension and the proposed materials would match existing detached house, therefore no adverse impact on street scene/visual amenity of the area - considered acceptable.

3) Highways

Approval with conditions.

Recommendation : Approval [✓] **Refusal :** [ ]
(tick appropriate box)

Application Number F/2000/2972
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions~~ / Reasons for Refusal
			The proposed 2 storey extension, by virtue of its design, siting, scale, bulk and massing would be detrimental to the amenities of the adjoining land uses and occupiers. As such it is, therefore, contrary to Policies LBE1, LBE2 & LTV6 of the LALP and Polices WBE1, WOS3 of the WDLPDD.

RECORD OF SITE VISIT

SITE ADDRESS: 12 Sandford Drive
Woodley Reading.

APPLICATION NUMBER: F/2000/2972

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 9/01/01

1 SITE/STATUTORY NOTICE DISPLAYED ? ~~No~~ Yes on front post

2. DESCRIPTION OF SURROUNDINGS Residential open plan long front gardens
No 10, 2 storey detached houses, not affected.
No 1, RC, 2 storey detached house at right angles to proposal line of tall conifer trees on boundary 5m in height.

3. DESCRIPTION OF SITE/BUILDING 2 storey detached house in quiet road, open plan frontage, long rear garden, red brick at ground floor seperated by a string course, at first floor level, white painted render, red brick details above windows black + white wooden windows + doors, black fascia boards + guttering

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site/Location plan
Mixture of modern + older styles of houses.

5. SITE CONSTRAINTS

TREES — 5m tall conifer trees on boundary with No 1. Retford Close.

ACCESS/PARKING — 2 parking to be accessed at front on rough garden area, garage at side adj. to No. 10,

LEVELS — N/C

BOUNDARY TREATMENT — No. 10, 1.8m fencing,

OTHERS — No 1. Retford Close, 5m conifer hedge + 1.8m fence.
— Rear boundary 1.8m fencing
— No. 2. Retford Close, 5m conifer hedge + 1.5m fencing

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

Tel: 0118 974 6441

Date: **14 December 2000**

My ref: F/2000/2972

CONFIDENTIAL

Councillor Dredge
C/O Councillor Coling Lawley
26 Farriers Close
Woodley
RG5 3DD

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

Dear Councillor

Application Number: F/2000/2972
12, Sandford Drive, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey rear conservatory.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2972**
12, Sandford Drive, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey rear conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Dredge

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

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

Tel: 0118 974 6441

Date: **14 December 2000**

My ref: F/2000/2972

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2972**
12, Sandford Drive, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey rear conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor McCann

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

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

Tel: 0118 974 6441

Date: **14 December 2000**

My ref: F/2000/2972

CONFIDENTIAL

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

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

Dear Councillor

Application Number: F/2000/2972
12, Sandford Drive, Woodley, Reading.
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If you have any questions please do not hesitate to contact **Andrew Thorley** on **0118 974 6441**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2000/2972**
12, Sandford Drive, Woodley, Reading.
Proposed two storey side extension to dwelling and single storey rear conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Lennard

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2972
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2972**
CASE OFFICER: **Andrew Thorley**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

Received by Wokingham District Council

Application No: F/2000/2972

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

Location:
12, Sandford Drive, Woodley, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/01/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

14 December 2000

Applicationo	Name & Address
F/2000/2972	R Phelps 1 Retford close Woodley RG5 4TP
~~F/2000/2972~~	~~D Wilde~~ ~~53 Barkham Ride~~ ~~Finchampstead~~ ~~RG40 4HA~~
~~F/2000/2972~~	~~R Rutherford~~ ~~5 Marigold Close~~ ~~Crowthorne~~ ~~RG45 6TY~~

App. refused
Letter sent 07/02/01

3022 ~~0801~~ ~~1782~~

2000/2941

OBJECTED TO OTHER APPS - ERROR IN REF THEM ON THIS APPLICATION.
15/2/2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	05 DEC 2000
Officer: AT	Application No. F/2000/2972

Map No. 37 Site ...Q17.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR CONSERVATORY

Location: 12 SANDFORD DRIVE

Parish: WOODLEY Ward: CORONATION
14.12.00

Applicant: MR/MRS CIAMATTEI

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ...14.12.00... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

.....
.....
.....No pre-apps.....

NEIGHBOURS:

.....S/N + See map. ✓.....
.....
.....
.....
.....
.....
.....
.....
.....

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 14 December 2000

Application Number: F/2000/2972

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

Parish: WOODLEY TOWN

Site Address:
12, Sandford Drive, Woodley, Reading.

Applicant:
Mr & Mrs Giamattei C/O Greg Farrell.

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).

(1) C122, R122.

(2) Driveway to be widened to 4.8 metres and the associated crossing extended to accomodate this. Reason: In the interests of highway safety and convenience.

(3) NO7.

Signed: _____ **Print name:** Adam Coggins 18/12/00

FROM: Andrew Thorley

DATE: 14 December 2000

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

PLANNING	
POL	TLS
DC	ENF
APP	
12	
COPIES TO:	FILE

38.5.89

Application Number: F/2000/2972

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

Site Address: 12, Sandford Drive, Woodley, Reading.

Applicant: Mr & Mrs Giamattei C/O Greg Farrell.

Your observations are required in respect of this application **by 07/01/2001** .

A resident from 1 Retford Close was present and the Chairman adjourned the meeting to enable him to express his views on this application.

His main concerns related to:

- Overlooking from the proposed opening window in the side elevation
- The extension would be overbearing
- The loss of tree screening

After the meeting was reconvened, the committee carefully considered the plan and expressed the following concerns:

- the proposal was unneighbourly
- it would be overbearing, particularly on No. 1 Retford Close
- at the future boundary treatment, bearing in mind the present close proximity of the leylandii screening

Members also recommended that, if the proposal should be approved, the window in the side elevation should be fixed, rather than opening.

SIGNED: [signature] DATE: 10.1.01.

Clerk To Woodley Parish/Town Council.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	AT
04 JAN 2001	
COPIES TO:	ACK: ✓
	FILE:

R. Phelps
1 Retford Close
Woodley
Berkshire RG5 4TP

Planning Officer
Environmental Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

29th December 2000

Ref: Andrew Thorley
F/2000/2972

Dear Sir

RE: PROPOSED TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR CONSERVATORY AT 12 SANDFORD DRIVE WOODLEY

Regarding the above proposals our concerns are related to the window in the side elevation (shown on drawings as a double opening casement sash) as we could be overlooked from this position.

As it is not really necessary to have a window in bathroom construction, we feel our objection would be justified.

We are also concerned that the existing trees are retained so that we can continue to enjoy our garden aspect as we have done for over 26 years.

We put forward these points for consideration when making your decision.

Yours faithfully,

R. Phelps

Environmental Services

For office use only.
Application number:

Householder planning application form

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

1	Your name Address and postcode 05.NOV.2000* 2972 Phone number	MR & MRS GIAMATTEI 12 SANDFORD DRIVE WOODLEY READING
2	Agent's Name Address and postcode Phone number	**Greg Farrell** **43 Wendover Way** **Tilehurst** **Reading** **Berks RG30 4RU** 01189 416249 TEL & FAX
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	AS APPLICANT
	Give brief details of the proposal for example, two storey side extension. About the application	TWO 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.	BRICK, TILES & RENDER 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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

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 MR & MRS GIAMATTEI

Date 24/11/08

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

ADDRESS 12. ~~X~~ SANDFORD DRIVE PARISH WOODLEY

PLOT No. Old Property ORD. SHEET No. SU 37 7674

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18335	Mr T.E.G Cowley	O/L Bungalow on land adjoining	5. 6. 80	N/A Ref
20806	MR D. UPSHIRE	2/ST. EXTENSION	9.2.84	N/A C/A
BR21986	"	"	17-2-84	APP N/A
32416	" 2 OTHERS	O/L 3 DE. Hs & Gs. P/O & VAL Retford Close	23-3-89	Ref
37322	MIDPLEMIST "	O/L 2 "	1-5-91	Ref
98/68691/F	Hicks		14.1.99	RE
98/68692/F	Hicks Developments Ltd	Erect 4 3 Bed Dwellings	13.1.99	RE

DATE OF COMPLETION

MINISTRY DECISION 68691 – APPEAL DISMISSED – 10.6.99

SPECIAL ORDERS

DRAINAGE

H. M. LAND REGISTRY

NATIONAL GRID PLAN SU 7774 SECTION D

BERKSHIRE

Scale 1/1250

~~WOKINGHAM DISTRICT~~ ADMINISTRATIVE AREA WOKINGHAM

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Development Control Section, Environmental Services, Wokingham District Council.
12 December 2000

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12, Sandford Drive

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12, Sandford Drive

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12, Sandford Drive
Woodley.