SOUTHPORT U.K.
LONDON OFFICE
X SYSTEMS LTD

APPLICATION NO:
F/2000/0719

LOCATION:
The Glade, Remenham Piece Remenham Hill, Remenham Henley-On-Thames.

APPLICANT:
Mr Mrs Poulos C/O 4th Dimension Architectural Design

PROPOSAL:
Proposed erection of detached garage and store

EARLIEST DATE FOR DECISION: **31/03/2000**

APPLICATION EXPIRY DATE: **25/04/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Poulos
C/O 4th Dimension Architectural Design
95 High Street
Crowthorne
Berks

Application Number: F/2000/0719

Parish: **REMENHAM**

Location: **The Glade, Remenham Piece, Remenham Hill, Remenham, Henley-On-Thames.**

Proposal: **Proposed erection of detached garage and store**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. The area shown on the permitted drawings for vehicle garaging and parking 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
4. The hereby approved building shall not be occupied at any time other than for purposes ancillary to the resiential use of the dwelling marked on the submitted drawings and as identified as the Glade.

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

Reason
2. To ensure a satisfactory external appearance.

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

Reason
4. To safeguard the character and amenity of the Green Belt and adjacent residential properties.

Head of Planning and Transportation
Date: 20 April 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.

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0719.	NC
BUILDING CONTROL NUMBER.	R2001/1565	Andy
~~APPLICANT~~/AGENT	4th Dimension	
ADDRESS OF SITE	The Glade, Remenham Piece, Remenham Hill, REMENHAM	
DESCRIPTION OF PROPOSED WORK	detached garage/store	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	✓	✓
ELEVATIONS	5055/03A	5055/03
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/4/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	15/2/01	

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	

ADDRESS ~~THE COTTAGE~~ THE GLADE REHENHAM PIECE PARISH REHENHAM. E

off White Hill

PLOT No. ORD. SHEET No. SO 7782(8

BUILDER 24181 MR. A. KESLAKE DEM. & KITCHEN/UTILITY NEW 2/ST. EXT 11-9-85 C

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22093	Keslake + Raeburn	2 ST. Side extn.	WITHDRAWN	
BRA 147	MRS. T. RAEBURN	KITCHEN & BEDROOM	21.1.86	REF N/A
BRA 451	" -KESLAKE	EXT. TO SIDE	20.3.86	APP N/A
27528	MR. D. PAULOS	5/ST. & 2/ST. EXTS/GARAGE	5.8.87	C/A
33459	"	CONSERVATORY	14.7.89	C/A
36555	"	RELAX. COND. 3 ON 27528	17.10.90	C/A
		(GARAGE FOR STORAGE/STUDIO)		
CLU(E) 94		LAND AS RES. GARDEN	26.02.97	ISSUED
97/65348/F	"	DORMER ROOF EXT.	14.5.97	C/A
97/66565/F	"	Wildlife Pond	16.12.97	C/A
FP97/6978	"	1ST FLOOR EXT. INT. ALTS.	31.12.97	REF
FP97/6978/A	"	1st/FL ext/Int alts	9.4.98	C/A.
99/69832/F	"	New Garage/Stores/Games		
		Room & Demolish Garage	3.9.99	RE

SPECIAL ORDERS ~~T.P.O. 845/96~~

DRAINAGE

091074

29.FEB.2000* 0719

Application Number F/2000/0719
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC53	SR12	
3	SC23	SR06	Garaging + Parking
4	→		The hereby approved building shall not be occupied at any time other than for the purposes ancillary to the residential use of the dwelling marked on the submitted drawings and as identified on the plans.
		Reason	To safeguard the character and amenity of the Green Belt and adjacent residential properties.

20/4/00

RECORD OF SITE VISIT

SITE ADDRESS: The Glade,
Remenham Piece Remenham Hill
Remenham Henley-On-Thames.

APPLICATION NUMBER: F/2000/0719

OFFICER: Nicola Lake

DATE OF SITE VISIT: 30.3.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - on gate post front of main Road.

2. DESCRIPTION OF SURROUNDINGS

Rural / Green Belt.

3. DESCRIPTION OF SITE/BUILDING

2/s dwelling adjacent of larger property.

4. RELATIONSHIP TO ADJOINING PROPERTIES See previous notes on property and its history. u/ paddock / garden to side of house.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0719

Applicant : Mr Mrs Poulos C/O 4th Dimension Architectural Design.

Location : The Glade, Remenham Piece, Remenham Hill, Remenham, Henley-On-Thames.
Proposal : Proposed erection of detached garage and store

Site Notice Displayed ? :	YES	NO	DATE
	✓		30.3.2000

Date of Neighbour Notifications : .....

Date of Site Visit : 30.3.2000

Date Registered : 29/02/2000

Earliest Date for Decision : 31/03/2000

Latest Consultation Date/Site Notice Expiry Date : 31/03/2000

Application Expiry Date: 25/04/2000

Consultation Responses :

Highways - No objection subject to condition

Waters & - Letter of objection.

Remenham P.C - No comment received.

Planning Issues :

Site Description - within the Green Belt.
- within Area of Special Landscape importance

1.) Impact upon the neighbouring dwellings

2.) Impact upon the ~~character~~ character and ~~amenity~~ amenity of the Green Belt.

Application Number: F/2000/0719

Appraisal :

1.) Impact upon the neighbouring dwellings.

The proposed development is for a single storey, Double bay garage, with storage below. The proposed development is located to the side of the dwelling, with what was previously a paddock area, but which was granted a Certificate of lawful use in 1997.

The proposed garage will not overlook, overshadow or overbear. Hence, there will be no detrimental impact upon the residential amenity of the adjacent dwellings.

2.) Impact upon the character and amenity of the Green Belt.

The proposed development is located to the edge of the paddock area. It will comprehensively provide additional parking and storage area for the property and will be screened from the wider area by mature trees.

As such the proposed development will have no detrimental impact upon the open character or amenity of the Green Belt.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Applicationo	Name & Address
F/2000/0719	Mr & Mrs V Moore Yewgate Cottage Remenham Hill Henley Rg9 3ES
Appapproved, letter sent 27/04/00	

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

Tel: (0118) 974 6481

Date: **07 March 2000**

My ref: F/2000/0719

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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/2000/0719
The Glade, Remenham Piece, Remenham Hill, Remenham, Henley-On-Thames.
Proposed erection of detached garage and store

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 **Nicola Lake** on **(0118) 974 6481**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0719**
The Glade, Remenham Piece, Remenham Hill, Remenham, Henley-On-Thames.
Proposed erection of detached garage and store
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

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

Tel: (0118) 974 6481

Date: **07 March 2000**

My ref: F/2000/0719

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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
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LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/0719**
The Glade, Remenham Piece, Remenham Hill, Remenham, Henley-On-Thames.
Proposed erection of detached garage and store
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

Received by Wokingham District Council

Application No: F/2000/0719

Proposal:
Proposed erection of detached garage and store

Location:
The Glade, Remenham Piece, Remenham Hill, Remenham, Henley-On-Thames.

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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/03/2000. Written comments submitted will become available for public inspection.

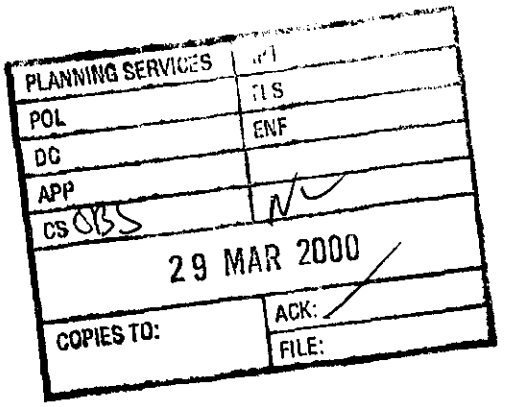
In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

URGENT – please pass to addressee straight away.
Faxed 27th March 2000, then mailed (1st class post).
Fax NO: 0118-974-6484 2 pages (including this one).

Yewgate Cottage
Remenham Hill
Henley on Thames
Oxfordshire
RG9 3ES

27 March 2000



Chris Wood
Head of Planning and Transportation
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Mr Wood

Application No. F/2000/0719
The Glade, Remenham Place, Remenham Hill, Henley on Thames

The above seems to be very similar to the last proposal submitted by this applicant, with the exception that the games room requested in the original plans is now a store and there seems to be no mention of first demolishing an existing building.

We write to re-affirm our most strong objection to the above planning application for reasons, which are similar to those, stated previously.

It is also important that this applicant does not further erode the rural nature of this area, in particular, for example:

- The site concerned is attached to an agricultural field, which was purchased about 4 years ago by the applicant. This field is covered by agricultural restrictions placed upon it by your office when the applicant applied for and received permission to add a wildlife pond. However, these restrictions are being blatantly ignored, as the field is being used on a continual basis for recreational purposes and the grass is maintained as a lawn! Ornamental plants, shrubs, plus a substantial waterfall and bridge were added last year and wildlife is actually kept out of the field by a wire fence!

- We would also point out that when the applicant bought the field attached to his property, the whole of the bank along the western aspect of the field and the edges of the field had many mature trees. This obscured the house and proliferation of buildings surrounding it from pedestrians using the footpath, which runs alongside the eastern boundary of the field. The applicant has removed all these trees hence the buildings are now visible. Also the field is unfenced on part of the western aspect and is now simply a continuation of the garden.

Bearing the above in mind, we feel that it is likely that anymore development of the site which is The Glade and its surroundings would only serve to further damage the once rural nature of this site.

Yours sincerely

M.C. Moore V Moore

Margaret and Vic Moore

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 07 March 2000

Application Number: F/2000/0719

Proposal: Proposed erection of detached garage and store

Site Address:
The Glade, Remenham Piece, Remenham Hill, Remenham, Henley-On-Thames.

Applicant:
Mr Mrs Poulos C/O 4th Dimension Architectural 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).

SC 23- GARAGING & TURNING (SR06)

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

17-3-00

UK GENT — please [illegible] straight away.

Faxed 27th March 2000, then mailed (1st class post).

Fax NO: 0118-974-6484 2 pages (including this one).

Yewgate Cottage
Remenham Hill
Henley on Thames
Oxfordshire
RG9 3ES

PLANNING SERVICES
POL
DC
APP
CS 055 NC
25 MAR 2000
COPIES TO:

27 March 2000

Chris Wood
Head of Planning and Transportation
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

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The Glade, Remenham Place, Remenham Hill, Henley on Thames

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Yours sincerely

M C Moore V Moore

Margaret and Vic Moore

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APP ATTACHED (*)

Start date: 29 FEB 2000	Map No. 9 Site 0.04
Officer: NL	Application No. F/2000/0719
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF DETACHED GARAGE & STORE

Location: THE GLADE REMENHAM HILL

Parish: REMENHAM Ward: Remenham

Applicant: MR/MRS POULOS
re-submission 99/69832

Fee Received 00-00 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	No named roads.		
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
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:

.....

.....

..... Pre-app attached .....

NEIGHBOURS:

..... "Willow Corner", Remenham Hill .....

..... Yewgate Cottage, Remenham Hill .....

Fourth Dimension
ARCHITECTURAL DESIGN
Sydenham House, 95 High Street
Crowthorne, Berkshire RG45 7AD
Telephone: 01344 761727
E.Mail: richard@4thdimension.freeserve.co.uk

Ref: RTH/5055

26 February, 2000

Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berks.

Dear Sir,

RE:GARAGE & STORE: The Glade, Remenham Hill, Remenham

Please find enclosed six copies of our drawings 5055/ 03 illustrating proposals for the above project together with copies of relevant forms and certificates to comply with our application for Planning Approval

No application fee is enclosed, this is a re application of No 99/69832/F

We trust this is to your satisfaction and look forward to hearing from you in due course.

Yours faithfully

Richard T.Hart.
4th Dimension Architectural Design.

29.FEB.2000* 0719

ADDRESS ~~THE COTTAGE~~ THE GLADE REHENHAM REEE PARISH REHENHAM. E

off White Hill

PLOT No.

BUILDER 24181 MR. A. KESLAKE REM. & KITCHEN/CONSERV NEW 2/ST. EXT 11.9.85 ORD. SHEET No. SO 7782(8

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22093	Keslake + Raeburn	2 ST. Side extn.	WITHDRAWN	
BRA 147	MRS. T. RAEBURN	KITCHEN & BEDROOM	21.1.86	REF N/A
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27528	MR. D. MILES	S/ST. 2/ST. EXTS/GARAGE	5.8.87	C/A
33459	"	CONSERVATORY	14.7.89	C/A
36555	"	RELAX COND. 3 ON 27528 (GARAGE FOR STORAGE/STUDIO)	17.10.90	C/A
CLU(E) 94		LAND AS RES. GARDEN	26.02.97	ISSUED
97/65348/F	"	CORNER ROOF EXT.	14.5.97	C/A
97/66565/F	"	Wildlife Pond	16.12.97	C/A
FP97/6978	"	1ST FLOOR EXT. INT. ALTS.	31.12.97	REF
FP97/6978/A	"	1st/FL East/Ext Alts	9.4.98	C/A.
99/69832/F	"	New Garage/Store/Games Room & Demolish Garage	3.9.99	REF

SPECIAL ORDERS ~~FPO 845/96~~

DRAINAGE

091074

29.FEB.2000* 0719

1305 **ENVIRONMENTAL SERVICES**

29.FEB.2008* 0719

PLANNING APPLICATION FORM

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit six copies of the completed form and your plans to the address below.
Guidance notes are provided to help you complete the form, but if you have any questions please call Planning Support on 0118 974 6428 or 0118 974 6429.

		For office use only. Application No.:
1	YOUR NAME	MR + MRS PEARCE
	ADDRESS	THE GLADE,
		REMENHAM HILL
		REMENHAM
		HENLEY.
	POST CODE	TEL NO
2	AGENT'S NAME	4th DIMENSION ARCHITECTURAL DESIGN
	ADDRESS	95 HIGH ST
		CROWTHORNE
		BERKS.
	POST CODE	TEL NO
3	SITE LOCATION We require you to submit 6 copies of the 1:2500 scale location plan and 6 copies of the 1:500 scale block plan, with the site outlined in red. You can purchase these maps from the Environmental Services reception or order them by telephoning 0118 974 6485	THE GLADE, REMENHAM HILL REMENHAM HENLEY.
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	ERECT DETACHED GARAGE + STORE
5	ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread and species of the trees on the plans. Indicate any which are to be felled.	YES / NO
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g. Red brick to match existing, Dark stained timber	RED/BROWN BRICK. PLAIN BROWN TILES BROWN STAINED TIMBER
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

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: N/A	Proposed:
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	YES / ~~NO~~	
11	CHECKLIST Please ensure that you enclose the following:- (a) 6 copies of this form signed and dated (b) The fee (current scale of fees is attached) If no fee is payable please say why below		
	(c) 6 copies of each set of plans and drawings listed below:		
	(i) 1:2500 scale location plan with site outlined in red	✓	
	(ii) 1:500 scale site layout plan	✓	
	(iii) 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 complete a full certifica obtainable from Environmental Services

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

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 (a) of any part of the land to which the application relates.

* None of the land forms part of an agricultural holding.

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.

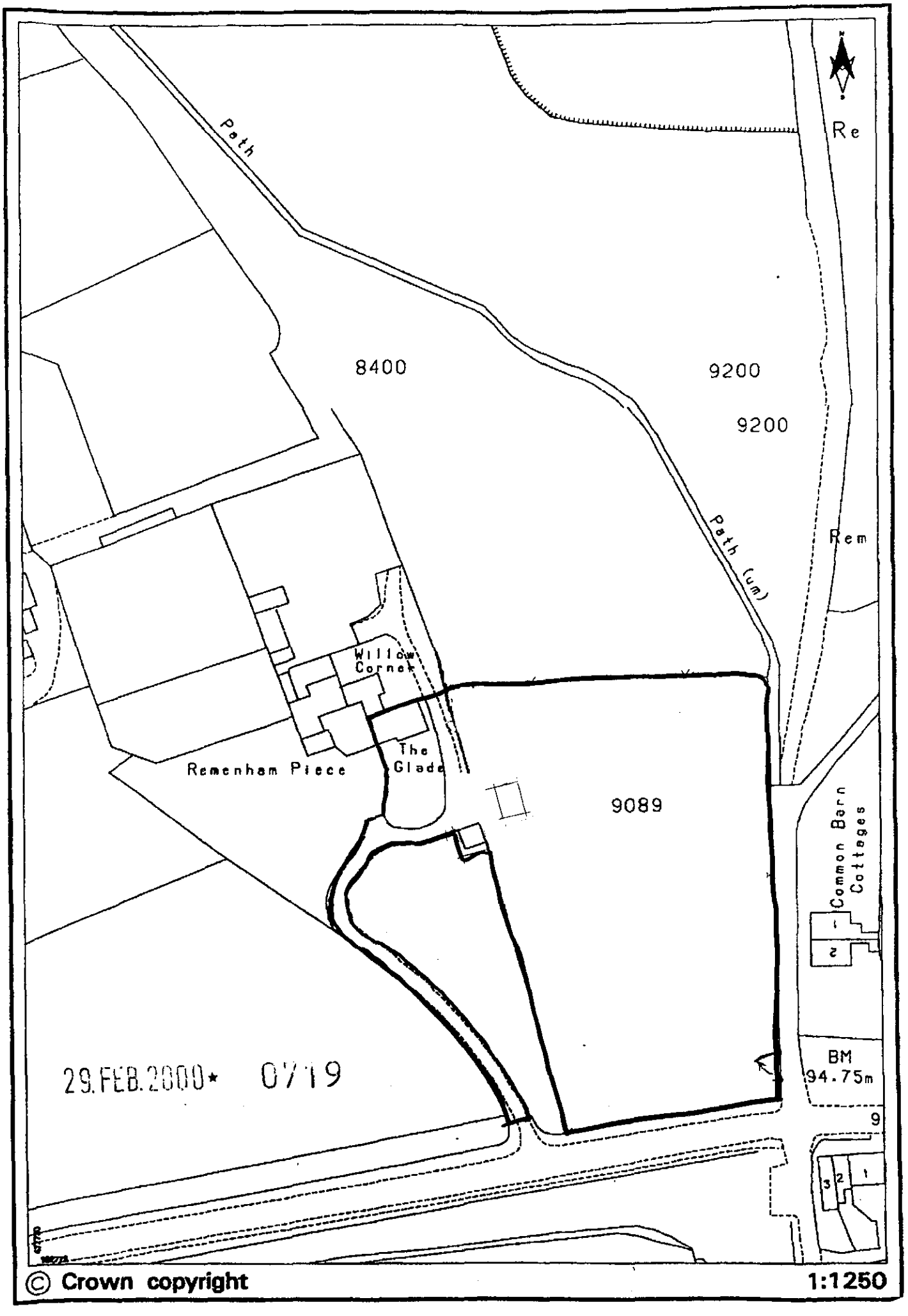
Owner's (a) name	Address at which notice was served	Date on which notice was served

* None of the land forms part of an agricultural holding.

SIGNED 4th DIMENSION ARCHITECTURAL DESIGN ON BEHALF OF Mr + Mrs Pooos.

DATE 26/2/2000

Please tick this box if you or your spouse/partner are employed by Wokingham District Council ☐



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