APPLICATION NO:
F/2000/0848

LOCATION:
93 Clifton Road, Wokingham.

APPLICANT:
Mr Mrs Ward C/O Romar Building Design

PROPOSAL:
g **Proposed two storey side extension to dwelling**

EARLIEST DATE FOR DECISION: ~~08~~ 22/04/2000

APPLICATION EXPIRY DATE: **26/04/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Ward
C/O Romar Building Design
67 Lowther Road
Emmbrook
WOKINGHAM
Berkshire
RG41 1NJ

Application Number: F/2000/0848

Parish: **WOKINGHAM**

Location: **93 Clifton Road, Wokingham**

Proposal: **Proposed two 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 external works shall be carried out in materials that resemble in size, colour and texture, 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) no windows or similar openings shall be constructed in the side (south) elevation.

Condition
4. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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

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

Head of Planning and Transportation
Date: 02 May 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.

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0848

Applicant : Mr Mrs Ward C/O Romar Building Design.

Location : 93, Clifton Road, , Wokingham.
Proposal : Proposed two storey side extension to dwelling

Site Notice Displayed ? :	YES	NO	DATE
	✓		28/3/00

Date of Neighbour Notifications : .....

Date of Site Visit : 21 March 2000

Date Registered : 01/03/2000

Earliest Date for Decision : 08/04/2000

Latest Consultation Date/Site Notice Expiry Date : 08/04/2000

Application Expiry Date: 26/04/2000

Consultation Responses :

Wokingham TC - ~~"no objection"~~ "recommend refusal" - no visual difference
no objection to parking layout
Highways - request parking layouts for 3 vehicles.
└ parking + garage condition

Planning Issues :

Identified Settlement
Neighbours / street scene

Application Number: F/2000/0848
93 Clifton Road, Wokingham.

Appraisal: 93 Clifton Road is a two-storey semi-detached dwelling. At the front of the property is a porch with a depth of one metre and the garage, at the side of the property projects forward by a similar distance. At the rear a single storey, flat-roofed extension with a variable depth (0.8 metres adjacent to the proposed extension), extends across the whole width of the property.

The proposal is to extend at the rear of the garage and above it. A similar proposal was refused planning permission, in February 2000, due to the overbearing impact on the neighbouring property. The current proposals differ from the earlier submission in that the rear of the extension has been set back at first-floor level.

The flank of the proposed extension would adjoin the boundary with 91 Clifton Road. The existing garage is shallower than the house and it is proposed that the ground-floor of the extension would fill the void at the rear of the garage and be flush with the existing ground-floor at the rear, increasing the length of the wall adjoining the neighbouring garden by 1.7 metres. At first-floor level the extension would be set back by 0.9 metres at the front and 0.65 metres at the rear (1.4 metres from the rear at ground-floor level). The ridge height would be 0.4 metres lower than the existing roof and have a gable to the side. A lean-to roof would be added to the garage and the existing porch and to the single-storey part of the extension, plus part of the existing rear extension.

The design of the proposals would be in keeping with the property and its neighbours and, because No 93 is set about 5 metres further back than 91 Clifton Road, the extension would not appear cramped or be prominent in the street scene.

In relation to 91 Clifton Road, the existing garage projects about three metres beyond the rear elevation of the neighbouring property. As a result of the extension No 93 would project 4.7 metres beyond the rear elevation of No 91 at ground-floor level and 3.4 metres at first-floor level. However, the two properties are separated by the garage at No 91 and it is considered that the set back at first-floor level would be sufficient to prevent the proposals being unacceptably overbearing. The proposals would not cause loss of daylight to any living accommodation in the neighbouring property and no side windows are proposed.

The proposed extension would not affect 60 or 62 Valley Crescent as the distance to the rear of 93 Clifton Road would not be reduced - there is 10 metres between the back of the house and the rear boundary and at least 20 metres to the dwellings to the rear - and due to their orientation vies of No 93 are oblique.

Sufficient space remains in the garage for one car and there are two driveway parking spaces which meets the maximum standard for a four-bedroom dwelling.

Recommendation: conditional approval

Application Number F/2000/0848
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	WORKS
03	SC08	SR05	in the side (south) elevation
04	SC23	SR06	Parking + Garaging

John Meldrum
26/4/00

RECORD OF SITE VISIT

SITE ADDRESS: 93 Clifton Road Wokingham.

APPLICATION NUMBER: F/2000/0848

OFFICER: Emy Circuit

DATE OF SITE VISIT: 21 March 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS
residential - predominantly two-storey semis with flat-roof garages
frontages quite open

3. DESCRIPTION OF SITE/BUILDING
2-storey semi, garage/store to side, single storey extn at rear
timber clad at 1st-floor

4. RELATIONSHIP TO ADJOINING PROPERTIES
No 91 set further forward. 1st floor obscure glazed side window

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING - garage + 2 spaces

LEVELS /

BOUNDARY TREATMENT 1·8m fences + hedges to 3m

OTHERS /

Received by Wokingham District Council

Application No: F/2000/0848

Proposal:
Proposed two storey side extension to dwelling

Location:
93, Clifton Road, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/04/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 19 June, 2000
My ref. BC/DC/2000/0848

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

Mr J Waid
C/o Romar Building Designs
67 Lowther Road
Emmbrook
Wokingham
Berkshire
RG41 1JB

Dear Sirs

PLANNING PERMISSION 2000/0848
SITE: 93 CLIFTON ROAD, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0848 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Emy Circuit
Planning Officer

Advised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	0848 EXC
BUILDING CONTROL NUMBER	FP2000/0706 Howard
APPLICANT/AGENT	Romar Building Designs
ADDRESS OF SITE	93 Clifton Road WOKINGHAM.
DESCRIPTION OF PROPOSED WORK	2 storey side ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		✓
ELEVATIONS	ROM/919/02A	ROM/919/02A
FLOOR PLANS	- "	- "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	2/3/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	8/6/00	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 01 MAR 2000	Map No. 68A Site 0003
Officer: EXC / Application No. F/2000/0848	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

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

Location: 93 CLIFTON ROAD

Parish: WOKINGHAM Ward: Emmbrook

Applicant: MR/MRS WAID
re-submission 99/70853/F

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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans (X)	Other side elevation (new pitched roof, front & rear)	phoned 8/3 see below.	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

(X) SPOKE TO AGENT WHO EXPLAINED THAT YOU CAN'T SEE ANY PART OF PROPOSED EXTENSION THROUGH THE OTHER ELEVATION (i.e. through next door view) AS EXTENSION IS SMALLER THAN EXISTING HOUSE. I AGREED THAT IF THIS IS THE CASE THEN OTHER ELEVATION NOT REQUIRED - IJ 14/3/2000 - - HE SAID IF CASE OFFICER REALLY DOES FEEL IT'S NEEDED CAN I THE CONTRACT HIM & HE WILL PROVIDE

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:

.....

.....

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

NEIGHBOURS:

..... 91, 95, 84, 86, 88 Clifton Road .....

..... 60, 62 Valley Crescent .....

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: F/2000/0848

Proposal: Proposed two storey side extension to dwelling

Site Address: 93, Clifton Road, Wokingham

Applicant: Mr & Mrs Ward C/O Romar Building Design

Your observations are required in respect of this application by **22/04/2000**

No objection to the additional parking information.

SIGNED: _____ **DATE:** 18/4/00

CLERK TO Wokingham Town Council

Date: 12 April 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/0848

Location: 93, Clifton Road, Wokingham.

Proposal: Proposed two storey side extension to dwelling

Applicant: Mr Mrs Ward C/O Romar Building Design.

Case Officer: Emy Circuit

The new plans show the following: Parking layout for three vehicles.

Comments are required by 22/04/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

Sc. 23 - Parking & Garaging (SR 06)

N.S. Tatler

25-4-00

ROMAR BUILDING DESIGN

67, LOWTHER ROAD, EMMBROOK, WOKINGHAM, BERKS. RG41 1JB.
TELEPHONE : 07939 230209
E-mail : trevorlamplugh@quista.net

Planning Department,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham,
Berks. RG 40 1WR.

PLANNING SERVICES	APT 28205
POL	ILS
DC ✓ EXC	ENF
APP	
CS	
11 APR 2000	
COPIES TO:	ACK:
	FILE

7th April 2000

For the attention of: Emy Circuit

Dear Madam

Re:93 Clifton Road Wokingham
Application No: F/2000/0848

As requested I enclose a revised site plan showing the provision of car parking at the above site.

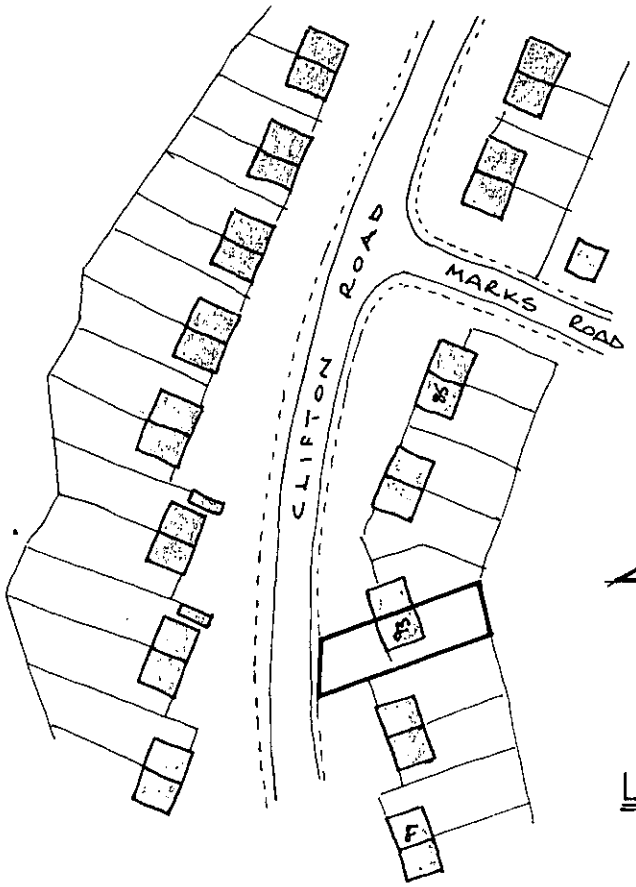
If you require any further information please do not hesitate to contact me.

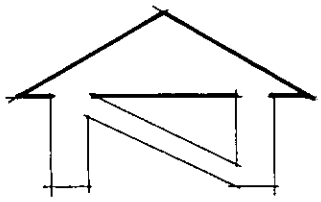
Yours faithfully,

ADDITIONAL PLAN
0848

T. R. LAMPLUGH. MASI

cc. Mr J Waid
Enc.

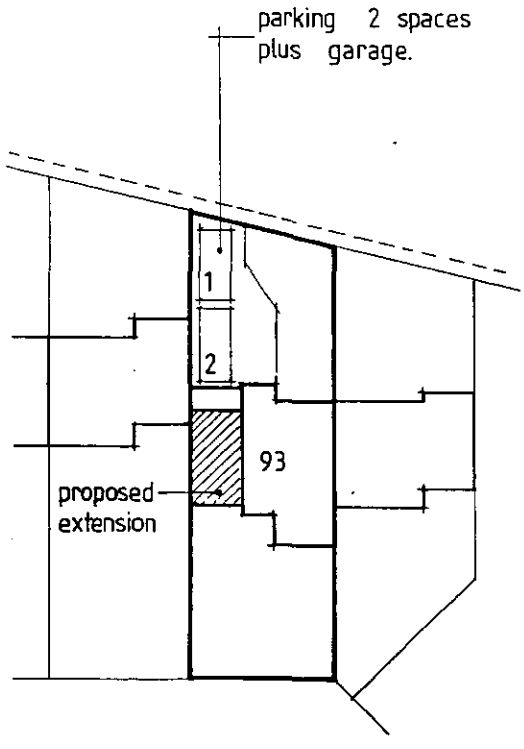




Location Plan: 1:1250.

0848

ADDITIONAL PLAN



PLANNING SERVICES
POL
DC
APP
CS
11 APR 2000
COPIES TO:
ACK:

Site Plan: 1:500.

Date: 12 April 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/0848

Location: 93, Clifton Road, Wokingham.

Proposal: Proposed two storey side extension to dwelling

Applicant: Mr Mrs Ward C/O Romar Building Design.

Case Officer: Emy Circuit

The new plans show the following: Parking layout for three vehicles.

Comments are required by 22/04/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/0848 (Planaps) / (Ludhouse) Date Rec. 11/4/00

Location: 93 Clifton Road

Parish Wokingham

Applicant: Mr and Mrs Ward

Description of attached plans parking layout for three vehicles

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees)
2. NK (Env. Design)
3. XA (Highways) ✓
4. NF (Building Control)
5. BC/DC Liaison

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER EXC

Consultations Sent by Admin. on 12.04.PS

Yellow - Part One Copy
Green - Officer's Copy

ROMAR BUILDING DESIGN

67, LOWTHER ROAD, EMMBROOK, WOKINGHAM, BERKS. RG41 1JB.
TELEPHONE : 07939 230209
E-mail : trevorlamplugh@quista.net

Planning Department,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham,
Berks. RG 40 1WR.

PLANNING SERVICES PT 28205
POL ILS
DC VETC CNF
APP
CS
11 APR 2000
COPIES TO: ACK:
FILE:

7th April 2000

For the attention of: Emy Circuit

Dear Madam

Re:93 Clifton Road Wokingham
Application No: F/2000/0848

As requested I enclose a revised site plan showing the provision of car parking at the above site.

If you require any further information please do not hesitate to contact me.

Yours faithfully,

ADDITIONAL PLAN
0848

T. R. LAMPLUGH. MASI

cc. Mr J Waid
Enc.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 15 March 2000

Application Number: F/2000/0848

Proposal: Proposed two storey side extension to dwelling

Site Address:
93, Clifton Road, , Wokingham.

Applicant:
Mr Mrs Ward C/O Romar Building Design.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

COMMENT

REQUEST ADDITIONAL PLAN TO SHOW PARKING LAYOUT FOR THREE VEHICLES WITHIN THE CURTILAGE OF THE PROPERTY.

SPACES TO BE 2.4 x 4.8m (MINIMUM).

11/4

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

24-3-00

27819

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

CS

31 [illegible]

COPIES TO: ACK: FILE:

Case officer: Emy Circuit

Application Number: F/2000/0848

Proposal: Proposed two storey side extension to dwelling

Site Address: 93 Clifton Road, Wokingham

Applicant: Mr & Mrs Ward c/o Ramar Building Design

Your observations are required in respect of this application by **08/04/2000**

Objections:

No visual difference to previous application 99/70853/F

RECOMMEND REFUSAL

SIGNED: _____ **DATE:** 28/03/00

CLERK TO WOKINGHAM TOWN COUNCIL

	DPT
	TLS
	[illegible]

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

2[illegible] MAR 2000

COPIES TO:	ACK:
	FILE:

Case officer: Emy Circuit

Application Number: F/2000/0848

Proposal: Proposed two storey side extension to dwelling

Site Address: 93 Clifton Road, Wokingham

Applicant: Mr & Mrs Ward c/o Ramar Building Design

Your observations are required in respect of this application by **08/04/2000**

Objections:

No objections

SIGNED: [signature] DATE: 28/03/00

CLERK TO WOKINGHAM TOWN COUNCIL

ADDRESS 93 CLIFTON ROAD PARISH WOK

PLOT No. 84 ORD. SHEET No. 68B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/10/58	Buckley	Res Dev	10/7/58	C/A
B/41/63	Sharp	Dwelling	19.2.63	C/A
BR653	Liberty	Single Storey ex.		
99/70853/F	Mr & Mrs Ward	2 St. Side Ext. To Dwelling	1.2.00	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 01 MAR [illegible]

DRAINAGE

091074

1959/a

HOUSEHOLDER PLANNING APPLICATION

Please answer all questions in CAPITAL letters. If any question does not apply, put N/A in the space.
Please submit 6 copies of the completed form and your plans to: Planning Department, Wokingham District Council, PO Box 157, Shute End, Wokingham, Berkshire, RG40 1WR.
Notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on (0118) 9778763.

01.MAR2000* 0648

For office use only
Application No.

You can use this form for applying for full permission only for:

* extensions
* loft conversions
* garages and outbuildings
* garden fences or walls
* new or altered access

This form is for householders (and their agents) occupying houses or bungalows only. You must use the General Planning Application form for all other types of application.

1.	YOUR NAME	Mr. + Mrs. J. Ward
	ADDRESS	93 Clifton Road
		Wokingham
		Berks
	POST CODE	RG41 1NJ. Tel. No. 9629806
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	Romar Building Design
	ADDRESS	67 Lowther Road
		Emmbrook
		Wokingham Berks
	POST CODE	RG41 1JB Tel. No. 07939 230209
3. On the 1:2500 and 1:500 scale plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE	SITE LOCATION	93 Clifton Road
		Wokingham
		Berks.
4. Give brief details of the proposal e.g. 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. Indicate any which are to be felled. — ~~YES~~ / NO

6. PLEASE LIST THE EXTERNAL MATERIAL TO BE USED — All to match the existing

7. WILL PEDESTRIANS/VEHICLES ACCESS 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

9. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans. — ~~YES~~ / NO

10. CHECK LIST Please ensure that you enclose the following:-

(a) 6 copies of this form, signed and dated ✓
(b) The fee (the current scale of fees is attached).
If no fee is payable please say why below

PREVIOUS APPLICATION NO: 99/70853/F

(c) 6 copies of plans and drawings
(i) 1:2500 scale location plan with application, site outlined in red. ✓
(ii) 1:500 scale site layout plan showing position of adjoining dwellings ✓
(iii) 1:100 or 1:200 scale floor plans and elevations ✓

11. CERTIFICATE OF OWNERSHIP (SECTION 66 TOWN AND COUNTRY PLANNING ACT 1990)
Please delete either Certificate A or Certificate B below. If neither apply you must complete a full certificate obtainable from the Planning Department.

(a) "Owner" means a person having a freehold interest or leasehold interest 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:

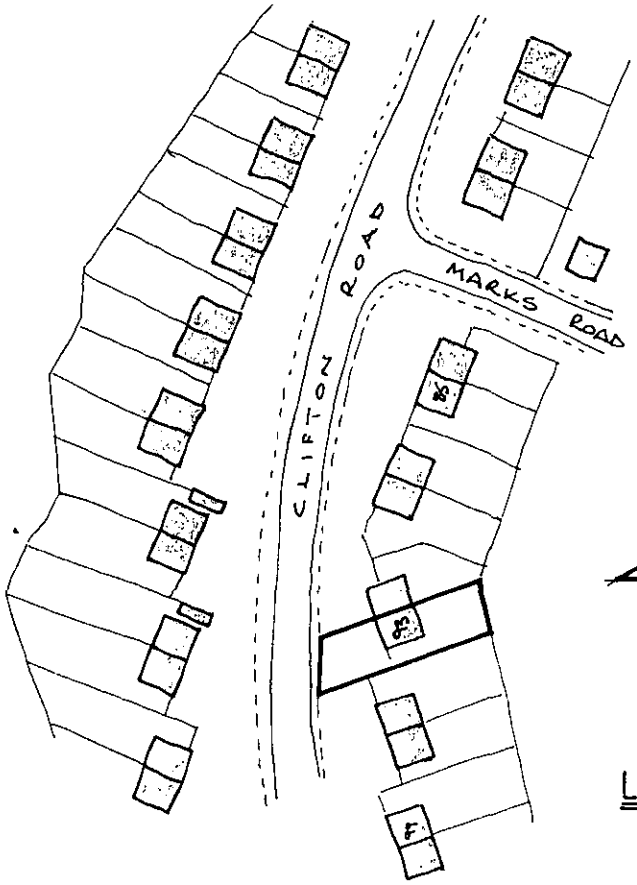
* I have/The applicant has * given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

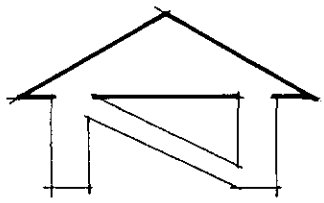
Owner's (a) name	Address at which notice was served	Date on which notice was served
M.D. Royce	91 Clifton Road Wokingham Berks.	29.02.00.

* None of the land forms part of an agricultural holding

SIGNED [signature] ON BEHALF OF Mr. J. Ward

DATE 29.02.00.



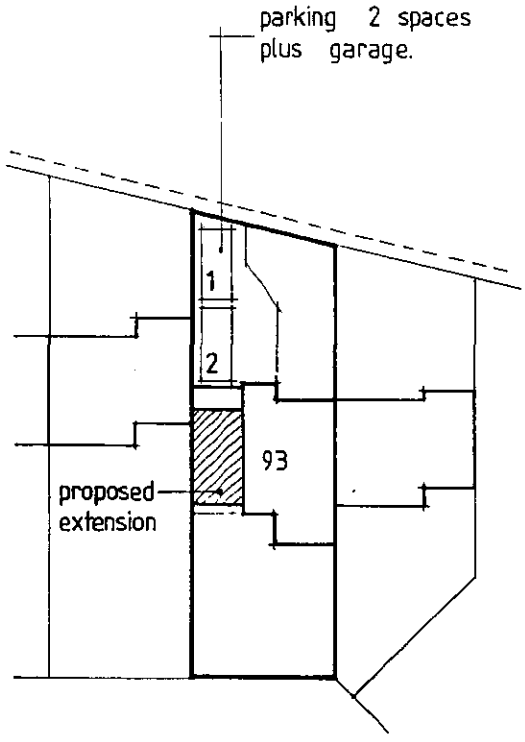


Location Plan: 1:1250.

0848

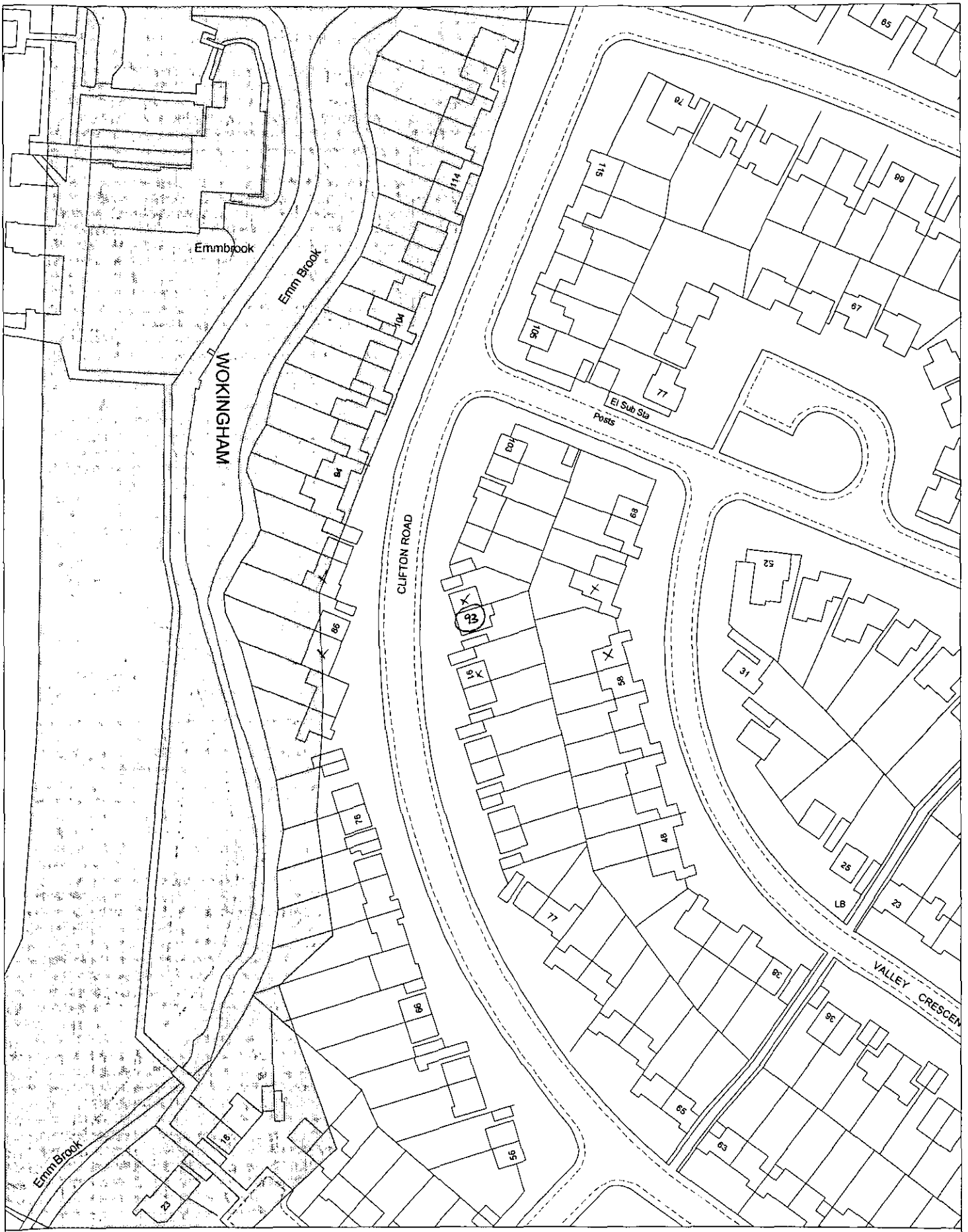
ADDITIONAL PLAN

PLANNING SERVICES	
POL	JPT
DC	TLS
APP	CPT
CS	
11 APR 2000	
COPIES TO:	ACK:



APPROVED

Site Plan: 1:500.



Site Plan, Scale: 1 to 1250

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Date: 8 March 2000

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