APPLICATION NO:
F/2002/7098

LOCATION:
10 Oaklands Drive, Wokingham.

APPLICANT:
Mr/Mrs Morrow C/O E G Design Of Ascot

PROPOSAL:
Proposed single storey rear extension to dwelling.

EARLIEST DATE FOR DECISION: **16/08/2002**
28 day expiry. 26/8/02
APPLICATION WILL HAVE EXPIRED ON:
05/09/2002

CASE OFFICER: **Mr F Leo**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Morrow
C/O E G Design of Ascot
The Clockhouse
Fernbank Road
Ascot
Berks
SL5 8HE

Application Number: F/2002/7098

Parish: **WOKINGHAM**

Location: **10, Oaklands Drive, Wokingham.**

Proposal: **Proposed single storey rear 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. The bathroom window in the north facing elevation of the development hereby permitted shall not at any time be glazed other than with obscured glass, and be permanently so retained thereafter.

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. 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.
South East Area Local Plan Policies SBE1 and SBE2.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 22/08/2002

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.

FILE: 7098

DELEGATED

FROM: Angela Odell

DATE: 15 January 2003

20 JAN 2003

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/7098

Proposal: Additional and revised plans: new plans show car parking layout and gable roof above bedroom

Site Address: 20 Highfields

Applicant:

Your observations are required in respect of this application **by 04/01/03**

NO OBJECTION

Decision 23/8/02

SIGNED: _____ DATE: 16 JAN 2003

Clerk to Earley Parish/Town Council.

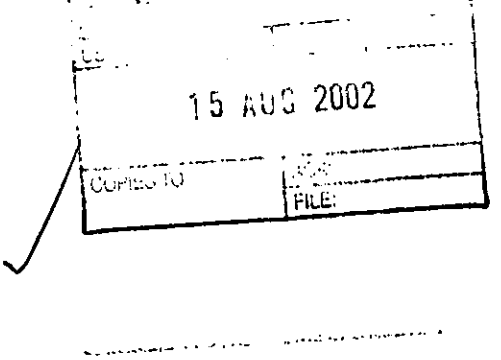
7098

59873

ENVIRONMENT AGENCY

Our Ref : SP/2002/006193-1/1
Your Ref : f/2002/7098

Date : 12 August 2002



District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

PROPOSED SINGLE STOREY REAR EXTENSION TO DWELLING 10, OAKLANDS DRIVE, WOKINGHAM

Thank you for your letter dated 23 July 2002, received on 24 July 2002. Please quote the following reference in any correspondence: **SU86NW/16/47.** The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development.

Landfills

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name
SU802678	27m	Molly Millars Lane

RECOMMENDATION

The applicant is advised to incorporate gas protection measures into the design of the building unless risk assessment demonstrates that this is not necessary. Suitable gas protection techniques are outlined in the Building Research Establishment Report No. 212 - "Construction of New Buildings on Gas Contaminated Land". Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.

ADVICE

Environment Protection

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

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

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.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Water Conservation

Household Use

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances

If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens

As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):

* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:

* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

Wildlife Conservation

Wildlife Protection
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely



REBECCA CHEATLEY
Planning Liaison Officer

Direct dial: 01276 454492
Direct fax: 01276 454352
Email: rebecca.cheatley@environment-agency.gov.uk

CC: E.G Design of Ascot

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	7098	PL
BUILDING CONTROL NUMBER.	FX 2002/3556	
~~APPLICANT~~/AGENT	EG Design of Ascot	
ADDRESS OF SITE	10 Oaklands Drive CROKINGHAM.	
DESCRIPTION OF PROPOSED WORK	S/S rear ext.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	GWS/1049/02/1	GWS/1049/02/1
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	22/8/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	10/10/02	

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	

WORK SHEET FOR : Mr F Leo

Application Number : F/2002/7098

Applicant : Mr/Mrs Morrow C/O E G Design Of Ascot.

Location : 10, Oaklands Drive, , Wokingham.
Proposal : Proposed single storey rear extension to dwelling.

Site Notice Displayed ? :

YES	NO	DATE
	✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 6/8/02

Date Registered : 11/07/2002

Earliest Date for Decision : 16/08/2002

Latest Consultation Date/Site Notice Expiry Date : 16/08/2002

This application will have expired on: 05/09/2002. 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 :

Env Agency

Planning Issues : I/d Sett.

SBE1 SBE2

WOS3 WBE1

ENI.

Application Number: F/2002/7098 **Officer : Francis Leo**
10 Oaklands Drive, Wokingham

Appraisal :

Development
Proposed single storey rear extension to dwelling.

The site is a detached property located within the identified settlement of Wokingham.

Impact upon neighbouring properties
Property nos 9, 10 and 11 are staggered. No 11 is angled and faces the flank wall of application site. The timber boundary fence between the two properties is 1.5m with plants and hedges along the boundary. The proposal is single storey and in view of the staggered location it is felt that there would be no adverse impact upon the neighbouring property. The existing dressing room would become a bathroom and the existing window would be provided with obscured glazing,

Impact upon the character of the area
The proposed extension would align with the rear building line of the existing house and is an improvement on the existing elevation. The flank wall facing north would be partly visible from the main road however it is a continuation of the existing flank wall with a sloping roof and would have no adverse impact upon the character of the area.

Parking : No additional bedrooms are proposed hence there is no parking implication.

Recommendation : approval ☑ **Refusal** ☐

Application Number: F/2002/7098

Appraisal :

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

Application Number F/2002/7098
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C045	R045	" bathroom " " north facing " (omit fixed shut)

RECORD OF SITE VISIT

SITE ADDRESS: 10 Oaklands Drive
Wokingham.

APPLICATION NUMBER: F/2002/7098

OFFICER: Mr F Leo

DATE OF SITE VISIT: 6/8/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Mix of 2 storey and chalet bungalow. parking in the rd

3. DESCRIPTION OF SITE/BUILDING Chalet type bungalow single storey extn to the side dormers to front, side and rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES being a single storey. it would affect adj property no 11

5. SITE CONSTRAINTS

TREES nil recorded on site

ACCESS/PARKING driveway at front.

LEVELS

BOUNDARY TREATMENT 1.5m high timber fence with some hedges around.

OTHERS

Application Number : F/2002/7098	Map No :
Case Officer : FL	Site Area : 0.06
Valid Date :	Received Date: 11/07/2002

Level : Delegated Application

Description : Proposed single storey rear extension to dwelling.

Location : 10, Oaklands Drive, , Wokingham.

Parish : WK Ward : EVE

Applicant : Mr/Mrs Morrow C/O E G Design Of Ascot.

Fee Required: £110 Fee Received: £110 (4)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	Site needs outlining in red.		
BLOCK PLANS	Development needs highlighting		
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
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 – Landfill site 250m consultation zone.

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

1 S/Nt See map.....

.....

.....

OTHERS

No pre-apps.....

.....

.....

.....

.....

.....

Organisation_Name	Building_Name	address1	Postcode
		10OAKLANDS DRIVEWOKINGHAM	RG412SA
		11OAKLANDS DRIVEWOKINGHAM	RG412SA
		12OAKLANDS DRIVEWOKINGHAM	RG412SA
		18OAKLANDS DRIVEWOKINGHAM	RG412SA
		19OAKLANDS DRIVEWOKINGHAM	RG412SA
		20OAKLANDS DRIVEWOKINGHAM	RG412SA
		8OAKLANDS DRIVEWOKINGHAM	RG412SA
		9OAKLANDS DRIVEWOKINGHAM	RG412SA
		25OAKLANDS DRIVEWOKINGHAM	RG412SB
		27OAKLANDS DRIVEWOKINGHAM	RG412SB
		2OAKFIELD COURTWOKINGHAM	RG412SW
		3OAKFIELD COURTWOKINGHAM	RG412SW
		4OAKFIELD COURTWOKINGHAM	RG412SW
		5OAKFIELD COURTWOKINGHAM	RG412SW
		6OAKFIELD COURTWOKINGHAM	RG412SW
		7OAKFIELD COURTWOKINGHAM	RG412SW

F/2002/7098

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

Tel: 0118 974 6502

Date: 23 July 2002

My ref: F/2002/7098

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2002/7098
10, Oaklands Drive, , Wokingham.
Proposed single storey rear 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 **Mr F Leo** on **0118 974 6502** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Mr F Leo** Application Number: **F/2002/7098**
10, Oaklands Drive, , Wokingham.
Proposed single storey rear 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 Marinos

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

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

Tel: 0118 974 6502

Date: 23 July 2002

My ref: F/2002/7098

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Development Control Manager

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_____

_____

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 Morgan

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

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

Tel: 0118 974 6502

Date: 23 July 2002

My ref: F/2002/7098

WOKINGHAM UNITARY
Aiming for Excellence

Councillor King
C/O Wokingham District Council

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Trevor Watson
Development Control Manager

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Case officer: **Mr F Leo** Application Number: **F/2002/7098**
10, Oaklands Drive, , Wokingham.
Proposed single storey rear 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 King

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

Received by Wokingham District Council

Application No: F/2002/7098

Proposal:
Proposed single storey rear extension to dwelling.

Location:
10, Oaklands Drive, , 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 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/2002/7098 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mr F Leo P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 16/08/2002. 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

23 July 2002

TIMAHOE

10, OAKLANDS DRIVE

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DAT COM
PLANNING	BUILDING			PLANNING	BUILDING		
3/R/131/71			Extension of kitchen and dining room	21.7.71 C	11.8.71		
	8438X						
29988				15.6.84 A			
	RRA4463		Lt. KITCHEN / BUILD ROOF DORMER (Mr. B. O'BYRNE)		8388 APP		
F/2002/7098			S/St/R (Mr. & Mrs. Morrow)				

Environmental Services

For office use only.
Application number: 11 JUL 2002 11.JUL.2002 7098

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. AND MRS. MORROW. 10, OAKLANDS DRIVE, WOKINGHAM, BERKS. 0118 9787778
2	Agent's Name Address and postcode Phone number	E. G. DESIGN of ASCOT, THE CLOCKHOUSE, FERNBANK ROAD, ASCOT, BERKS. SL5 8HE. 01344 882883
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.	10, OAKLANDS DRIVE, WOKINGHAM, BERKS.
4	Give brief details of the proposal for example, two storey side extension About the application	SINGLE STOREY 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 TO MATCH EXISTING
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☑

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing:	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 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 MESSRS MORROW

Date 09/07/02

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