[redacted]

SOUTHPORT U.K.
LONDON OFFICE

/STEMS LTD

APPLICATION NO:
F/2000/0423

LOCATION:
Linwood The Ridges, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs N Hopes C/O Day Tanner Partnership

PROPOSAL:
Proposed conversion of garage to family room and erection of new garage.

EARLIEST DATE FOR DECISION: **24/02/2000**

APPLICATION EXPIRY DATE: **22/03/2000**

CASE OFFICER: **Elaine Connor**

[redacted]

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs N Hopes
C/O Day Tanner Partnership
11-13 Dukes Ride
Crowthorne
Berks
RG45 6LZ

Application Number: F/2000/0423

Parish: **FINCHAMPSTEAD**

Location: **Linwood, The Ridges, Finchampstead, Wokingham.**

Proposal: **Proposed conversion of garage to family room and erection of new garage.**

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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason

1. The proposed garage with 1st floor living accomondation is considered to be unacceptable development in the countryside. The size, scale and massing of the proposed development would have an adverse negative impact upon the character of the area as one of Special Landscape Importance.

As such, the proposal is contrary to Policies WLL2, WLL3, WCC1, WCC4 and WCC6 of Wokingham District Local Plan (Deposit Draft) and Policies SC3 and SC4 of South East Area Local Plan.

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.

Tel: (0118) 974 6451

Date: 6/4/00

My ref: F/2000/0423

CONFIDENTIAL

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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/2000/0423
Linwood , The Ridges, Finchampstead, Wokingham.
Proposed conversion of garage to family room and erection of new garage.

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☑ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact Elaine Connor on (0118) 974 6451. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 17/4/00

Yours faithfully

Chris Wood

Head of Planning and Transportation

LISTING FORM

Case officer: Elaine Connor Application Number: F/2000/0423
Linwood , The Ridges, Finchampstead, Wokingham.
Proposed conversion of garage to family room and erection of new garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cockroft

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6451

Date: 6·4·00

My ref: F/2000/0423

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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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Dear Councillor

Application Number: F/2000/0423
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LISTING FORM
Case officer: Elaine Connor Application Number: F/2000/0423
Linwood , The Ridges, Finchampstead, Wokingham.
Proposed conversion of garage to family room and erection of new garage.

Transfer: Yes ☐ No ☐
Reason for Transfer:

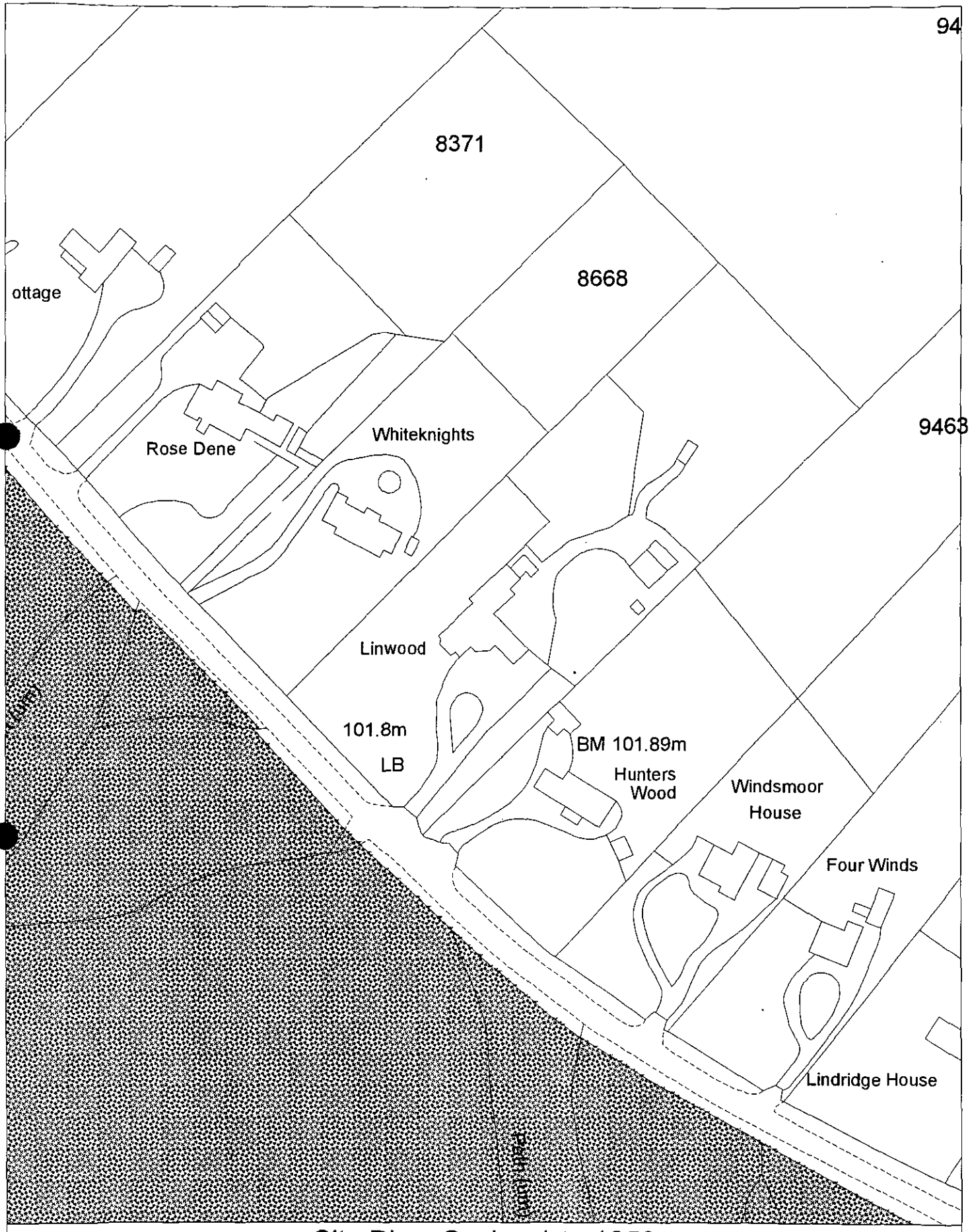
_____

_____

Signed: _____ Date: _____

Councillor M Long

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 21 January 2000

N
W E
S

Lnwood
ADDRESS THE RIDGES

PARISH FINCHAMPSTEAD

PLOT No.

ORD. SHEET No. SU.8063(11

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR1784	MR. C. FILESINGER	REMOVAL BACK STAIRCASE & ERECT YARD ROOF, ENLARGE KITCHEN WINDOWS - MINOR ALTS.	13.11.81	Appr N/D
25155	"	ENLARGE GARAGE	24.3.86	CIA
BR0861	"	GARAGE & ALTS.	29.4.86	APP
98/67821/F	Mr. & Mrs. Hopes	Erect Ext. Wall & Gates	12.10.98	C/
99/69424/F	"	F/S/E extn + re-roofing existing extn.	7/7/99	C/
C/67821/02	"	Details to comply with cond. 02 of 98/67821/F for app. of materials.	1/7/99	Ap

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Application Number F/2000/0423
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed garage with 1st floor
			living accommodation is considered to
			be unacceptable development in the C'side
			The size, scale & massing of the proposed
			development would have an adverse
			negative impact upon the character
			of the area as one of Special Landscape
			Importance.
			As such the proposal is contrary to
			policies WLL2, WLL3, WCC1, WCC4 &
			WCC6 of WDLP (deposit draft) &
			policies SC3 & SC4 of SEALP.

RECORD OF SITE VISIT

SITE ADDRESS: Linwood The Ridges Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/0423

OFFICER: Elaine Connor

DATE OF SITE VISIT: 1.3.00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS

Rural, countryside area.

3. DESCRIPTION OF SITE/BUILDING

Lrge 2 storey detached dwelling set well back from main road.
existing integral garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES

N/A.

5. SITE CONSTRAINTS —

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT —

OTHERS —

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0423

Applicant : Mr & Mrs N Hopes C/O Day Tanner Partnership.

Location : Linwood , The Ridges, Finchampstead, Wokingham.

Proposal : Proposed conversion of garage to family room and erection of new garage.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13 00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 26/01/2000

Earliest Date for Decision : 24/02/2000

Latest Consultation Date/Site Notice Expiry Date : 24/02/2000

Application Expiry Date: 22/03/2000

Consultation Responses :

PARISH COUNCIL : No objection in principal as long as provision is made to ensure unit is not sold or separately

HIGHWAYS : recommend cond. SC23 (SR06) 'Parking & turning'

ARBORICULTURIST : No objection .

CONSERVATION & DESIGN : object - see comments.

Planning Issues :

* IMPACT UPON CHARACTER OF AREA
  - Countryside
  - Area of Special L'scape Imp. (WLL2, WLL3)

Application Number: F/2000/0423

PROP: Conversion of existing garage & erection of new gar. w. living accommodation.

Appraisal :

IMPACT UPON CHARACTER OF AREA:

The area in which the application site is located has been designated ~~as~~ as are of 'Special Landscape Importance' which lies outside the settlement boundary, within the countryside.

The dwelling located on site is a large family home set in extensive grounds. In 1999, planning permission was granted for a 1st floor extension above the existing integral garage. Although this extension was considered substantial, given its location over an existing garage it was given approval. The current proposal now includes conversion of this garage to family living accommodation. Given that this proposal will not require any further built form (although it will increase the habitable floor area), it is not considered that it will have an adverse negative impact upon the Special Lscape Importance of the area.

However the application also proposes the construction of a new triple capacity detached garage which will also provide a separate living unit in its upper storey. The new garage with a height of 6m (to the ridge), will provide an additional 109 m² of floor area on the site.

It is considered that, given the designation of the area, the additional mass & scale of building would exceed what is reasonable & acceptable. The garage block adds to the amount of built form on site & provides a completely separate living unit which is considered unacceptable in the countryside.

The proposal is contrary

As such the proposal is considered to be contrary to policy policies WLL2, WLL3, WCC1, WCC4 & WCC6, of WDLP & SC3, & SC4 of SEALP.

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

(tick appropriate box)

FROM Elaine Connor

DATE 31 January 2000

26129

COPIES TO:

Finchampstead Parish Council Consultation Sheet

Application Number: F/2000/0423

Proposal: Proposed conversion of garage to family room and erection of new garage.

Site Address: Linwood , The Ridges, Finchampstead, Wokingham.

Applicant: Mr & Mrs N Hopes C/O Day Tanner Partnership.

Your observations are required in respect of this application **by 24/02/2000** .

No objection in principal, as long as provision is made to ensure that the conversion is not sold separately from the main dwelling.

SIGNED C.S.C

CLERK TO Finchampstead Parish Council

DATE: 18-2-00

To:
Conservation Officer

- 2 FEB 2000

From: Elaine Connor

Date: 31 January 2000

Application Number: F/2000/0423

Proposal: Proposed conversion of garage to family room and erection of new garage..

Site Address:
Linwood , The Ridges, Finchampstead, Wokingham.

Applicant:
Mr & Mrs N Hopes C/O Day Tanner Partnership.

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

THE INCREMENTAL ADDITIONS TO THIS PROPERTY WILL RESULT IN AN IMMEDIATE INCREASE OF 250 m^2 OF ACCOMMODATION.

ALTHOUGH THE SITE IS SPACIOUS AND ADJOINING PROPERTIES AND PLOTS REFLECT 'THE RIDGES' LOCATION THE EXTRA MASS AND SCALE OF BUILDING, WITHIN AN AREA OF SPECIAL LANDSCAPE IMPORTANCE, AND ADJOINING THE WILDLIFE HERITAGE SITE AND NATIONAL TRUST LAND APPEARS TO EXCEED AN ACCEPTABLE PROPORTION.

THE SEPARATE GARAGE BLOCK ADDS TO THE SPREAD OF DEVELOPMENT ON THIS VISUALLY SENSITIVE LOCATION. I COULD NOT SUPPORT THE PROPOSAL IN ITS PRESENT FORM.

Harold Sansam
CONSERVATION + DESIGN
21.02.00

To:
Highways

From: Elaine Connor

Date: 31 January 2000

Application Number: F/2000/0423

Proposal: Proposed conversion of garage to family room and erection of new garage..

Site Address:
Linwood , The Ridges, Finchampstead, Wokingham.

Applicant:
Mr & Mrs N Hopes C/O Day Tanner Partnership.

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

CONDITION

SC23 - Parking - insert "Parking + turning"

SR06

9.2.00

TO: **DEVELOPMENT CONTROL**
Elaine Conner

FROM: Environmental Design

DATE: 4th February 2000

Location: Linwood, The Ridges, Finchampstead

Proposal: CONVERSION OF GARAGE TO FAMILY ROOM AND ERECTION OF NEW GARAGE

Application Number: F/2000/0423

In response to your consultation dated 31st January 2000 for the above application, the arboricultural comments are as follows:

I have no objections to planning permission being granted.

The trees in the way of the proposed new garage have been recently removed. However there are a large number of trees nearby and so this has little significance in the surrounding landscape.

No materials, equipment etc. should be stored within 6 metres of trees being retained

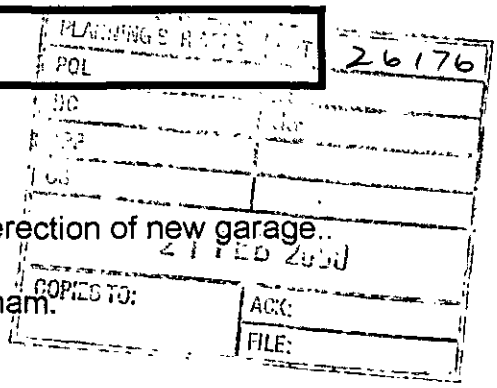
Neil Etherington
Senior Arboriculturist

FROM: Elaine Connor

DATE: 31 January 2000

Finchampstead Parish Council Consultation Sheet

PLANNING S R ... POL 26176
DC
APP
CS
21 FEB 2000
COPIES TO: ACK: FILE:



Application Number: F/2000/0423

Proposal: Proposed conversion of garage to family room and erection of new garage..

Site Address: Linwood , The Ridges, Finchampstead, Wokingham.

Applicant: Mr & Mrs N Hopes C/O Day Tanner Partnership.

Your observations are required in respect of this application **by 24/02/2000** .

No objection in principal, as long as provision is made to ensure that the conversion is not sold separately from the main dwelling.

SIGNED: C.S. [signature]

DATE: 18-2-00

CLERK TO Finchampstead Parish Council

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~18 JAN 2000~~ VALID 26 JAN 2000	Map No. ..... Site ..047..
Officer: EC / Application No. F/2000/0423	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED CONVERSION OF GARAGE TO FAMILY ROOM AND ERECTION OF NEW GARAGE

Location: LINWOOD THE RIDGES

Parish: FINCHAMPSTEAD Ward: finch South 31/01

Applicant: MR/MRS HOPES

Fee (2) 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*	Not signed. faxed 25/1	26 JAN 2000	
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 : 31/01/00 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF:	
Landscape	NK: ✓	31/01
Trees	NK: ✓	
Conservation Officer	NK:	Consulted with previous app.
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: ✓	31/01

Area of Special Landscape Importance

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:

..... (Rural Area) .....

.....

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

NEIGHBOURS:

S/N+ Whiteknights, The Ridges ✓

Hunters Wood, The Ridges ✓ 31/01

Springdale, The Ridges ✓

PLA[illegible]	HPT
PCL	TLS
D[illegible]	ENF
A[illegible]	
CS	
[illegible] JAN 2000	
COPIES TO:	ACK:
	FILE:

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

AID/LC/1346

17 January 2000

Planning Department
Wokingham District Council
P o Box 157
Shute End
Wokingham
Berkshire RG40 1WR

26. JAN. 2000 * 0423

Dear Sirs

LINWOOD, THE RIDGES, FINCHAMPTEAD

In July last year you gave permission for a first floor extension over the existing garage of this property and re-roofing over the existing extension. My clients have now reviewed this permission against their original ideas and have now instructed me to submit an application to convert the existing garage below the approved extension into a family room, and to build a new detached garage building with staff accommodation over.

Accordingly, please find enclosed the following documents in order to submit a planning application for this new proposal:

Six copies each of drawings numbers 1346/01B and 1346/03 together with location plan
Six copies of Householder application form
Deposit cheque in the sum of £95.00

Please let me know if you have any queries on the application. Otherwise, I look forward to hearing from you in due course.

Yours faithfully

A I Day

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

Lnwood
ADDRESS THE RIDGES

PARISH FINCHAMPSTEAD

PLOT No.

ORD. SHEET No. SU.8063/115

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR1784	MR C FILLSINGHA	REMOVAL BACK STAIRCASE & SERVICE YARD ROOF, ENLARGE KITCHEN WINDOWS + MINOR ALTS.	13.11.81	APP. c/a
25155	"	ENLARGE GARAGE	24.3.86	c/a
BR/A 86/	"	GARAGE & ALTS.	29.4.86	APP
98/67821/F	Mr. & Mrs. Hopes	Erect Ext. Wall & Gates	12.10.98	c/.
99/69424/F	"	F18/1 extn + re-roofing existing extn.	7/7/99	c/
C/67821/02	"	Details to comply with cond. 02 of 98/67821/F for app. of materials.	1/7/99	Ap

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ENVIRONMENTAL SERVICES

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 N HOPES
	ADDRESS	LINWOOD
		THE RIDGES
	26.JAN.2000* 0423	FINCHAMPSTEAD
		BERKSHIRE
	POST CODE	TEL.NO
2	AGENT'S NAME	DAY TANNER PARTNERSHIP
	ADDRESS	11-13 DUKES RIDE
		CROWTHORNE
		BERKSHIRE
	POST CODE	RG45 6LZ TEL.NO 01344 777143
3	SITE LOCATION	LINWOOD
	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 RIDGES
		FINCHAMPSTEAD
		BERKSHIRE
4	Give brief details of the proposal e.g. two storey side extension. ABOUT THE APPLICATION	CONVERSION OF EXISTING GARAGE TO FAMILY ROOM & ERECTION OF NEW GARAGE OUTBUILDING
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
6	PLEASE LIST THE EXTERNAL MATERIALS TO BE USED e.g Red brick to match existing, Dark stained timber	ALL 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.	NO
8	WILL THE CAR PARKING PROVISION AT THE SITE BE CHANGED? If YES, please show details of any changes on the plans	YES

Please turn over

9	HOW MANY BEDROOMS DOES THE PROPERTY HAVE?	Existing: 6	Proposed: 8
10	DOES A PUBLIC RIGHT OF WAY TOUCH THE SITE? If YES, please show the route and any proposed alternative on the plans	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 certificate 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 L C Parker ON BEHALF OF MR & MRS N HOPES

DATE 17 JANUARY 2000

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

Wokingham District Council Environmental Services Department, Berks, RG40 1WR PO Box 157, Shute End, Wokingham,

FAX

Date: 25|1|00

Number of pages including cover sheet: 3

26.JAN.2000* 0423

To:
Day Tanner P/ship
11-13 Dukes Ride

Phone:
Fax phone: 01344 750971
CC:

From:
Mrs Hunter
Planning Admin

Phone: 0118 9746429
Fax phone: 0118 9746484

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

None of the forms attached to this application are signed.

Please sign & fax or return to me. I will copy it for you. ✓ Apologies

ENVIRONMENTAL SERVICES

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 N HOPES
	ADDRESS	LINWOOD
		THE RIDGES
		FINCHAMPSTEAD
		BERKSHIRE
	POST CODE	TEL.NO
2	AGENT'S NAME	DAY TANNER PARTNERSHIP
	ADDRESS	11-13 DUKES RIDE
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Please turn over

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	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	✓	

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CERTIFICATE A

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- 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 L Clarke ON BEHALF OF MR & MRS N HOPES

DATE 17 JANUARY 2000

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