APPLICATION NO:
VAR/2000/0912

LOCATION:
1 Walnut Tree Close, Ruscombe Reading.

APPLICANT:
Mr |& Mrs Saunders

PROPOSAL:
Proposed variation to condition 04 of consent 98/68257/F to allow letting of granny annexe as furnished accommodation.

EARLIEST DATE FOR DECISION: **15/04/2000**

APPLICATION EXPIRY DATE: **02/05/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Saunders
1, Walnut Tree Close
Ruscombe
Reading
RG109PF

Application Number: VAR/2000/0912

Parish: **RUSCOMBE**

Location: **1, Walnut Tree Close, Ruscombe, Reading.**

Proposal: **Proposed variation to condition 04 of consent 98/68257/F to allow letting of granny annexe as furnished accommodation.**

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. 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.

Condition
3. The annex shall remain in the ownership of 1, Walnut Close and shall not be sold off at any time.

Condition
4. The rear and side amenity space of 1 Walnut Close shall not be subdivided, sectioned off or enclosed from the main dwelling at any time.

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

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

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

Reason
4. To ensure that the building occupies a single curtilage in the interests of the character and appearance of the area.

John Mitchell CH
Development Control Manager
Date: 16 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.

ADDRESS 1 WALNUT TREE CLOSE PARISH TORQUAY

PLOT No. 9 ORD. SHEET No. SX 7976

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
29942	TURNER BROS.	DET. HOUSE & GARAGE	19.5.88	CIA
BRA 5'911	"	"	19.7.89	APP
98/68257/F	Mr. + Mrs. Saunders	S/St/R to Garage & Conversion Granny Annexe incl. New Garage	20.11.98	C
FP99/8339/A	"	"	9/3/99	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 516/89

DRAINAGE

091074

Received by Wokingham District Council

Application No: VAR/2000/0912

Proposal:
Proposed variation to condition 04 of consent 98/68257/F to allow letting of granny annexe as furnished accommodation.

Location:
1, Walnut Tree Close, Ruscombe, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this 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 15/04/2000. 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

Application Number VAR/2000/0912
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	S001	SR02	
2	SC23	SR06	parking + Garaging
3	→	SR05	The annexe shall remain in the ownership of 1, walnut tree close, and shall not be sold off at any time.
4	→		The rear and side amenity space of 1 walnut tree close, shall not be subdivided or, sectioned off or enclosed from the main dwelling at any time.
			To ensure that the ~~dwelling~~ ~~[illegible]~~ building occupies a single curtilage in the interests of the character + appearance of the ~~ap~~ area.

RECORD OF SITE VISIT

SITE ADDRESS: 1 Walnut Tree Close
Ruscombe Reading.

APPLICATION NUMBER:
VAR/2000/0912

OFFICER: Nicola Lake

DATE OF SITE VISIT: 13.4.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - on post front of the site

2. DESCRIPTION OF SURROUNDINGS

Residential

3. DESCRIPTION OF SITE/BUILDING

2 S/S Annex and Double Garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES Wants to be a granny flat application to remain retained

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 3 May 2000

My ref: VAR/2000/0912

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

CONFIDENTIAL

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: VAR/2000/0912
1, Walnut Tree Close, Ruscombe, Reading.
Proposed variation to condition 04 of consent 98/68257/F to allow letting of granny annexe as furnished accommodation..

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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 3 Nov 2000

My ref: VAR/2000/0912

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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: VAR/2000/0912
1, Walnut Tree Close, Ruscombe, Reading.
Proposed variation to condition 04 of consent 98/68257/F to allow letting of granny annexe as furnished accommodation..

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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 3 May 2000.

My ref: VAR/2000/0912

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

CONFIDENTIAL

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: VAR/2000/0912
1, Walnut Tree Close, Ruscombe, Reading.
Proposed variation to condition 04 of consent 98/68257/F to allow letting of granny annexe as furnished accommodation.

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 **Nicola Lake** on **(0118) 974 6481**. 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 15 May 2000

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **VAR/2000/0912**
1, Walnut Tree Close, Ruscombe, Reading.
Proposed variation to condition 04 of consent 98/68257/F to allow letting of granny annexe as furnished accommodation.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor S Conway

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

WORK SHEET FOR : Nicola Lake

Application Number : VAR/2000/0912

Applicant : Mr |& Mrs Saunders .

Location : 1, Walnut Tree Close, Ruscombe, Reading.
Proposal : Proposed variation to condition 04 of consent 98/68257/F to allow letting of granny annexe as furnished accommodation.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13 [illegible] 2000

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 07/03/2000

Earliest Date for Decision : 15/04/2000

Latest Consultation Date/Site Notice Expiry Date : 15/04/2000

Application Expiry Date: 02/05/2000

Consultation Responses :

Ruscombe P.C - object to the proposed development

Highways - No objection subject to condition

Letters - 3 copies of 1 letter signed by the same person.

Planning Issues :

Site Designation - within the identified Settlement.

1) Impact upon the neighbouring dwellings.

2) Impact upon the Street Scene.

Application Number: VAR/2000/0912

Appraisal :

1.) Impact upon the neighbouring dwellings.

The proposed development is to vary Condition 03 of application 98/68257/F to allow the provision/letting of the annex. The proposal would not result in any external alterations of the Garage/Annex.

The property has 5 parking spaces available for use on site. There would remain to be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the residential amenity of the neighbouring dwellings.

2.) Impact upon the character of the street scene.

The proposed development does not involve the subdivision of the property into two separate plots. The tenants would still use the amenity area of the main dwelling and the parking will not be divided off.

As such, there will be no detrimental impact upon the character of the street scene.

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

Applicationo	Name & Address
VAR/2000/0912	Mr N Baggley 3 Walnut Tree Close Ruscombe RG10 9PF
App approved, letter sent 17/05/00	

FROM: Nicola Lake

DATE: 22 March 2000

DELEGATED
PLANNING SERVICES | NPT 24292
TLS
ENT
13 APR 2000
ADMIN
ASK
FILE

RUSCOMBE PARISH CONSULTATION SHEET

Application Number: VAR/2000/0912

Proposal: Proposed variation to condition 04 of consent 98/68257/F to allow letting of granny annexe as furnished accommodation..

Site Address: 1, Walnut Tree Close, Ruscombe, Reading.

Applicant: Mr |& Mrs Saunders .

Your observations are required in respect of this application **by 15/04/2000** .

9/4/00

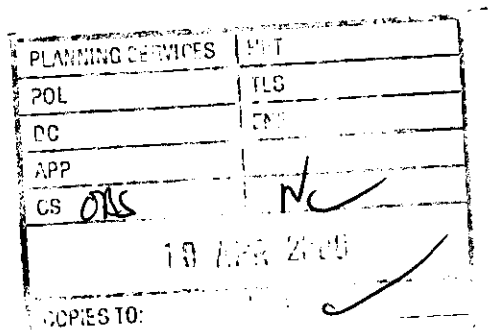
Parish observations..

(a) The Council reluctantly gave consent over specific circumstances for a "Granny Annexe." Short Term lets are purely a business, not personal or family connected.

(b) To allow this is totally against all our Planning procedures and could create a dangerous precedent.

SIGNED: EJ Carter DATE: 9/4/00

Clerk To Ruscombe Parish/Town Council.



3 Walnut Tree Close
Ruscombe
Berkshire RG10 9PF

The Duty Planning Officer
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

7 April 2000

Dear Sir

Application No. VAR/2000/0912 - 1 Walnut Tree Close

I am writing to bring to your attention a situation concerning a proposed variation to a planning consent relating to a neighbouring house.

In September 1998 the owners of 1 Walnut Tree Close sought planning permission to convert their detached garage into a detached 'granny' annexe with a double garage.

I objected to the proposal on the grounds that:

- the conversion constituted a new and separate dwelling basically a one bedroomed bungalow attached to a double garage and there were concerns over future occupancy

(we drew attention to the existing annexe at 2 Walnut Tree Close which was initially granted for use as 'granny' accommodation, however the property has subsequently changed hands and the annexe is now on the market for rented accommodation)

- privacy, visual amenity and the character/ambience of Walnut Tree Close would be irretrievably altered

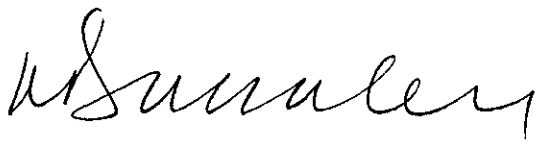
However, notwithstanding the objections Wokingham District Council chose to grant permission. Whether they were swayed by the occupant 'granny' being disabled is debatable.

A situation has now arisen whereby the granny annexe was completed but never occupied due to the early demise of 'granny' and permission is now being sought to vary the planning consent to allow the annexe to be let as furnished accommodation.

It is not known whether the annexe is to be let for single or double occupancy. If it is the latter then there are serious concerns regarding the parking of cars. Walnut Tree Close has no pavement.

For your information the original application was no. 98/68257/F.

It is my intention to lodge an objection.



Neil Baggley

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 22 March 2000

Application Number: VAR/2000/0912

Proposal: Proposed variation to condition 04 of consent 98/68257/F to allow letting of granny annexe as furnished accommodation.

Site Address:
1, Walnut Tree Close, Ruscombe, Reading.

Applicant:
Mr |& Mrs Saunders .

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

✓ below as applicable;

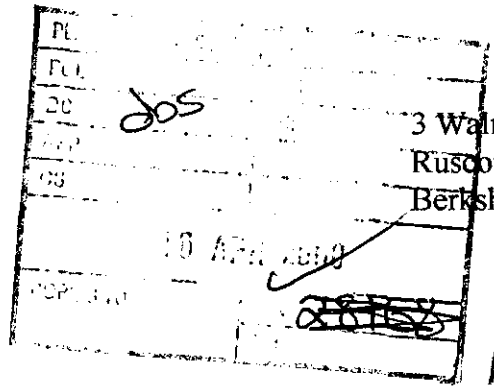
1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

COMMENT

IN ORDER TO MAKE THIS PROPOSAL ACCEPTABLE TO THE V HIGHWAY AUTHORITY, CAN THE APPLICANT PLEASE SUBMIT A REVISED PLAN TO SHOW PARKING FOR FOUR VEHICLES WITHIN THE CURTILAGE OF THE PROPERTY. THE HIGHWAY AUTHORITY WILL ONLY ACCEPT LETTING OF THE ANNEXE IF PARKING IS PROVIDED, ANY FUTURE PROPOSALS TO SELL THE ANNEXE WOULD NOT BE APPROVED BY THE HIGHWAY AUTHORITY.

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

5-4-00



3 Walnut Tree Close
Ruscombe
Berkshire RG10 9PF

Nicola Lake
Planning Officer - Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

7 April 2000

Dear Ms Lake

Application No. VAR/2000/0912 - 1 Walnut Tree Close

I am writing to comment on the proposed variation to the above planning consent.

In September 1998 the owners of 1 Walnut Tree Close sought planning permission to convert their detached garage into a detached 'granny' annexe with a double garage.

I objected to the proposal on the grounds that:

- the conversion constituted a new and separate dwelling basically a one bedroomed bungalow attached to a double garage and there were concerns over future occupancy

(we drew attention to the existing annexe at 2 Walnut Tree Close which was initially granted for use as 'granny' accommodation, however the property has subsequently changed hands and the annexe is now on the market for rented accommodation)

- privacy, visual amenity and the character/ambience of Walnut Tree Close would be irretrievably altered

However, notwithstanding my objections the Council Planning Committee chose to grant permission.

The situation has now arisen whereby the granny annexe was completed but never occupied due to the early demise of 'granny' and permission is now being sought to vary the planning consent to allow the annexe to be let as furnished accommodation.

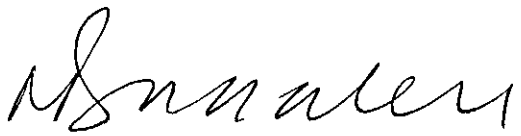
It is not known whether the annexe is to be let for single or double occupancy - either way there are serious concerns regarding the parking of cars. Walnut Tree Close has no pavement.

For your information the original application was no. 98/68257/F.

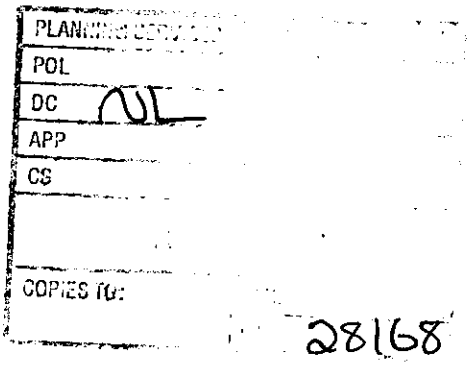
My original concerns have now become fact and, if the variation is allowed, then the annexe will be let for commercial gain - precisely one of our original objections.

I therefore strongly register my objection to this application.

Yours sincerely



Neil Baggley



3 Walnut Tree Close
Ruscombe
Berkshire RG10 9PF

Mr Hamelyn
Enforcement Officer -Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

7 April 2000

Dear Mr Hamelyn

Application No. VAR/2000/0912 - 1 Walnut Tree Close

I am writing to bring to your attention a situation concerning a proposed variation to a planning consent relating to a neighbouring house.

In September 1998 the owners of 1 Walnut Tree Close sought planning permission to convert their detached garage into a detached 'granny' annexe with a double garage.

I objected to the proposal on the grounds that:

- the conversion constituted a new and separate dwelling basically a one bedroomed bungalow attached to a double garage and there were concerns over future occupancy

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- privacy, visual amenity and the character/ambience of Walnut Tree Close would be irretrievably altered

However, notwithstanding the objections Wokingham District Council chose to grant permission. Whether they were swayed by the occupant granny being disabled is debatable.

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It is not known whether the annexe is to be let for single or double occupancy. If it is the latter then there are serious concerns regarding the parking of cars. Walnut Tree Close has no pavement.

For your information the original application was no. 98/68257/F.

It is my intention to lodge an objection.

Neil Baggley

ADDRESS 1 WALNUT TREE CLOSE PARISH RUSCOMBE

PLOT No. 9 ORD. SHEET No. SU 7976

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
29942	TURNER BROS.	DET. HOUSE & GARAGE	19.5.88	CIA
BRD 5911	"	"	19.7.89	APP
98/68257/F	Mr. & Mrs. Saunders	S/St/R to Garage & Conservatory Granny Annexe incl. Double Garage	20.11.98	C
FP99/8339/A	"	"	9/3/99	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 516/89

DRAINAGE

091074

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 MAR 2000	
Officer: NL	Application No. VAR/2000/0912

Map No 29 Site 0:04

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(V) PROPOSED VARIATION TO CONDITION 04 OF CONSENT 98/68257/F TO ALLOW LETTING OF GRANNY ANNEXE AS FURNISHED ACCOMMODATION

Location: 1 WALNUT TREE CLOSE

Parish: RUSCOMBE Ward: Ruscombe

22.3.2000

Applicant: MR/MRS SAUNDERS

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

(7)

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	Wrong form (Full forms)		
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans	Scale? (looks like 1:50)		
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 : 22.3.2000. 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:

..... 7, 8, 1a, 4, 3, 2 Walnut Tree Close .....

..... + Nursery, New Road (see map ⊗) .....

.....

.....

.....

.....

.....

.....

.....

Environmental Services

For office use only.
Application number 07 MAR 2000* 0912

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	MR AND MRS SAUNDERS
	Address and postcode	1 WALNUT TREE CLOSE RUSCOMBE READING RG10 9PF
	Phone number	01189 344127
2	Agent's Name	N/A
	Address and postcode	
	Phone number	
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.	1 WALNUT TREE CLOSE RUSCOMBE
4	Give brief details of the proposal for example, two storey side extension. About the application	REQUEST TO VARY CONDITION 04 ON CONSENT 98/68257/F TO ALLOW THE GRANNY ANNEXE TO BE USED FOR SHORT TERM LETS AS FURNISHED ACCOMMODATION *
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 ☐ NONE TO BE CUT DOWN
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	N/A
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 ☐ THE NO. OF SPACES HAS BEEN INCREASED TO 5 (PREVIOUSLY 4)

* THE ANNEXE WOULD BE A LODGING; ALL AMENITIES (GAS/WATER/ELECTRICITY) ARE CHARGED TO THE MAIN HOUSE

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: HOUSE 4 ANNEXE 1	Proposed: NO CHANGE
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: J Saunders

on behalf of

Date 4/3/2006

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

Superplan

07.MAR2000* 0912



Do not scale from this drawing. Check all dimensions on site. © SEDGMAN NOBLE architects

SEDGMAN NOBLE architects
The Studio,
Spring Meadows Business Centre, Highfield Farm,
Wargrave, READING, Berkshire. RG10 8PZ
Tel: 0118 940 4747 Fax: 0118 940 4749

Date: ~~AUG '99~~ MARCH 00
Scale: 1. 2,500
Drawn: FS

Drawing Title: LOCATION PLAN

Project: 1 WALNUT TREE CLOSE, RUSCOMBE

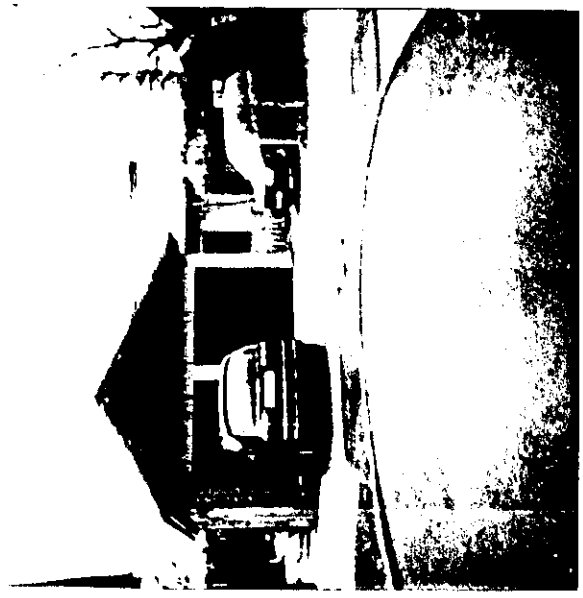
Job No: SER

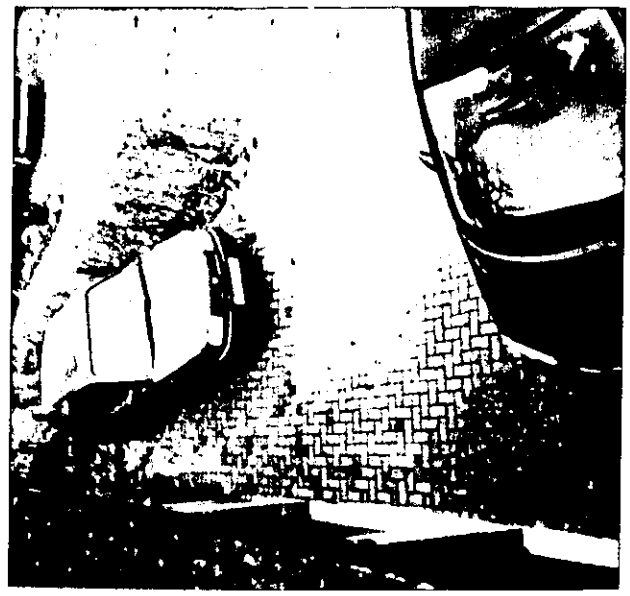
Drawing No: S1

Revision:

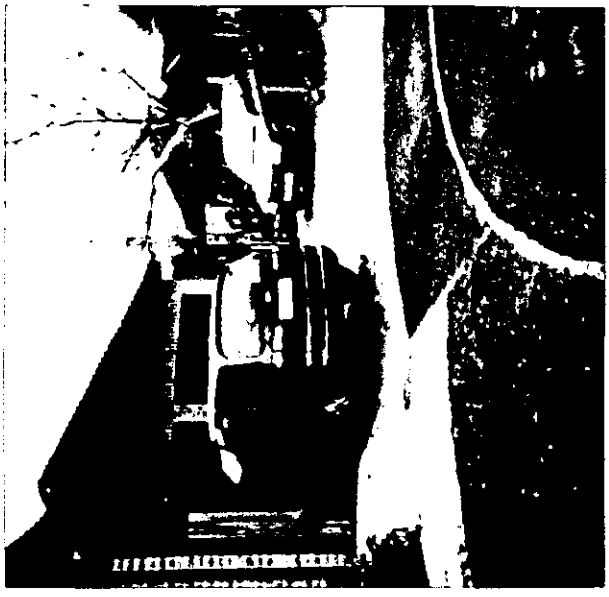
ELITE REPROGRAPHICS 971815

(GARAGE+ ANNEXE)



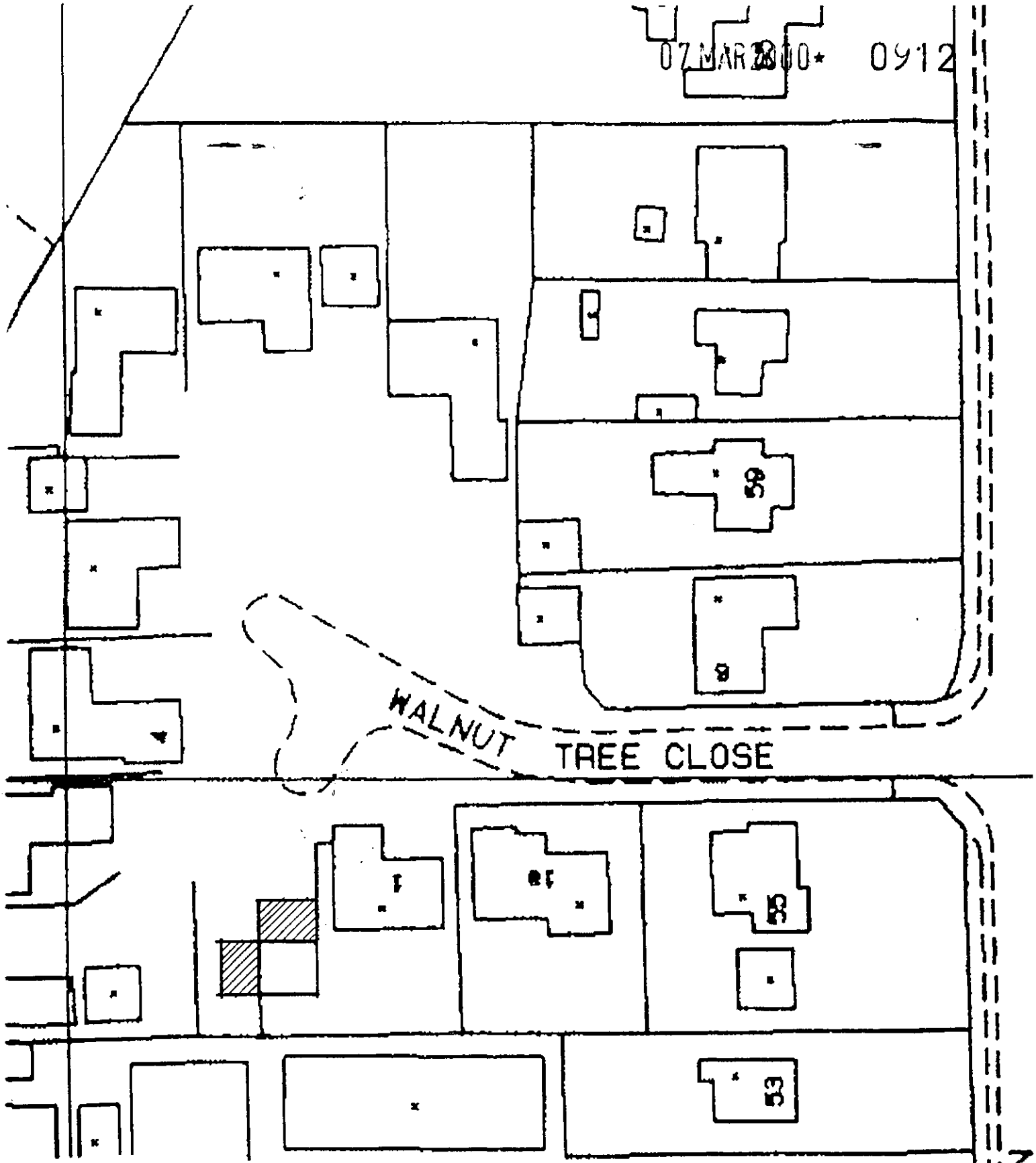


WALNUT TREE CLOSE



07 MAR 2000* 0912

APPROVED



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Tel: 0118 940 4747 Fax: 0118 940 4749

Date: AUG '98 MARCH 00
Scale: 1.500
Drawn: FS

Drawing Title: BLOCK PLAN

Project: 1 WALNUT TREE CLOSE, RUSCOMBE

Job No: SER

Drawing No: S2

Revision:

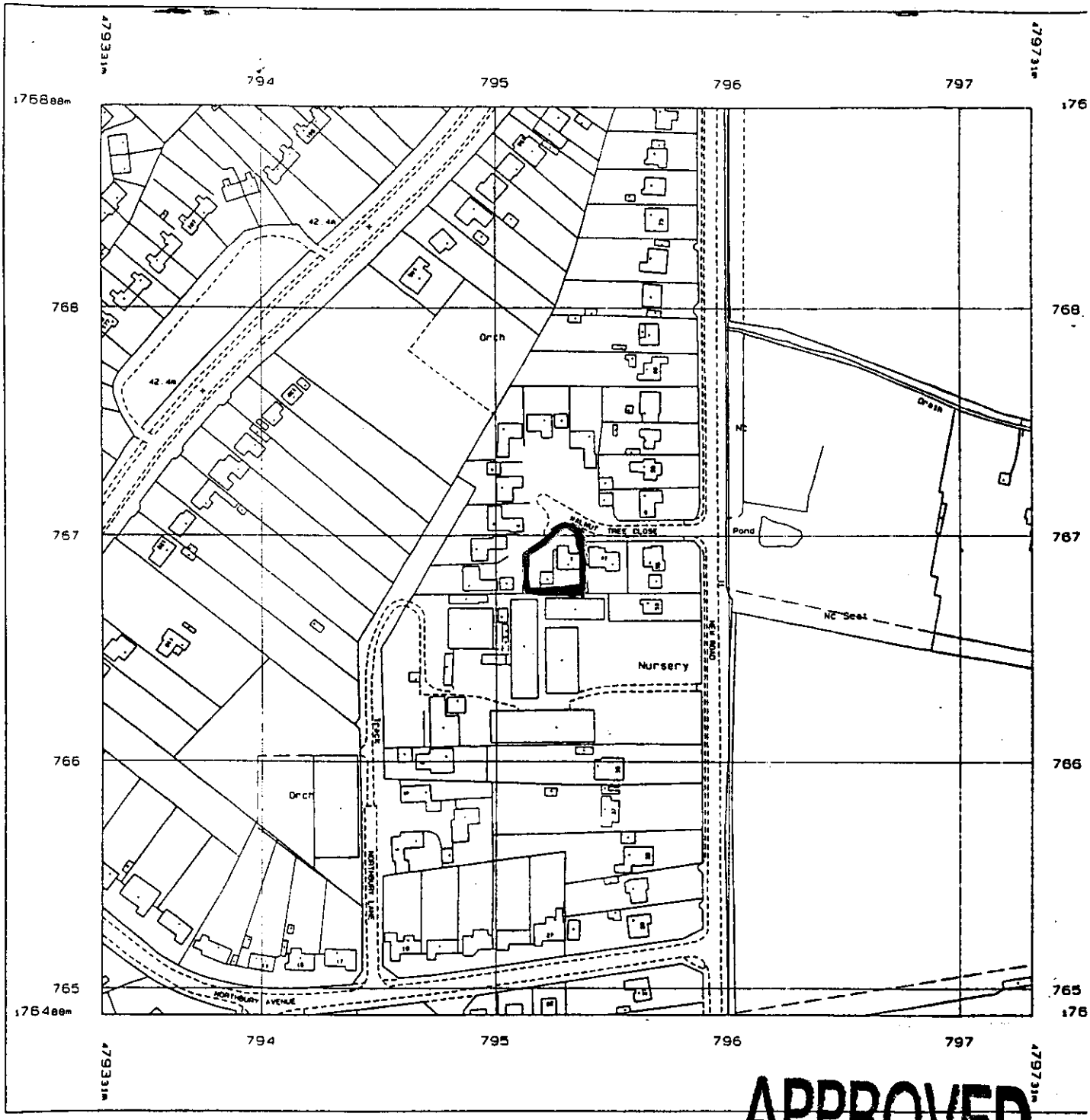
APPROVED

NEW HUAU

ELITE REPROGRAPHICS 971815

Superplan

07 MAR 2000 * 0912



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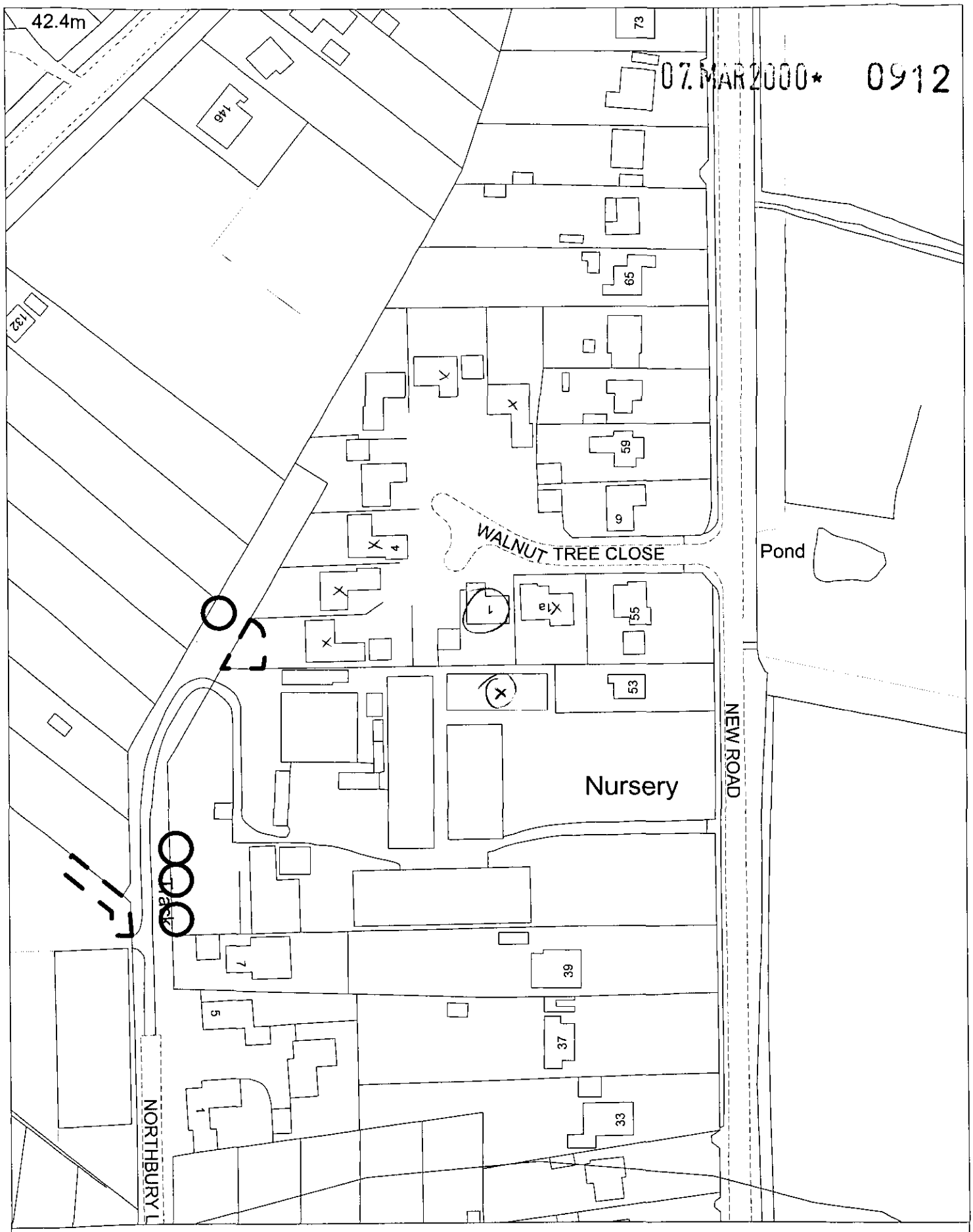
Project: 1 WALNUT TREE CLOSE, RUSCOMBE	Job No: SER	Drawing No: S1	Revision:
	Date: AUG '98 MARCH 00	Drawing Title: LOCATION PLAN	
	Scale: 1. 2,500		
	Drawn: FS		

ELITE REPROGRAPHICS 971815



Site Plan, Scale: 1 to 1250

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Date: 15 March 2000

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