APPLICATION NO:
F/2000/0947

LOCATION:
Willowcroft Old Forest Road, Winnersh Wokingham.

APPLICANT:
Mr & Mrs W Clark C/O W M Graham Associates

PROPOSAL:
Proposed two storey rear extension to dwelling and single storey rear extension to form conservatory.

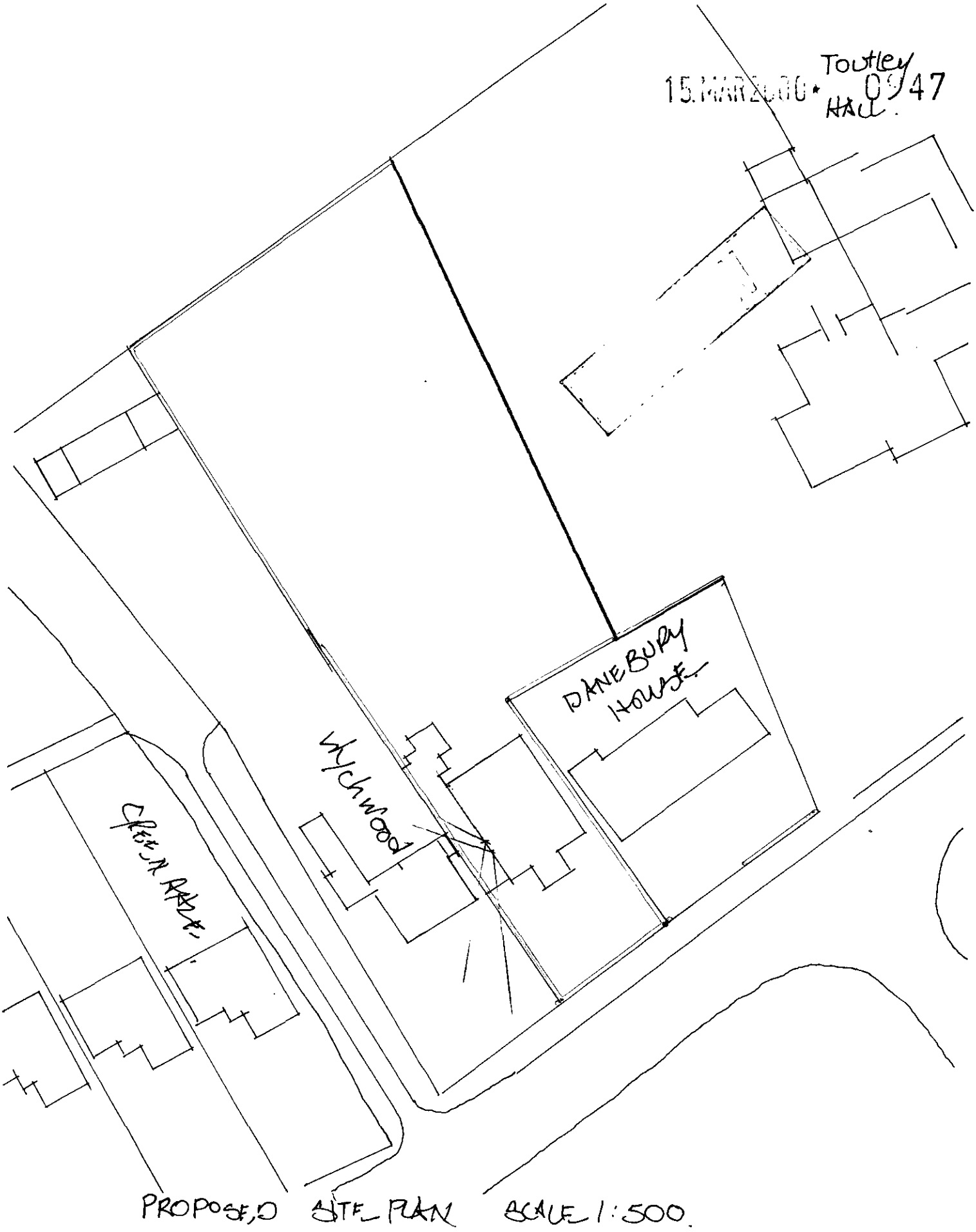
EARLIEST DATE FOR DECISION: **17/04/2000**

APPLICATION EXPIRY DATE: **10/05/2000**

CASE OFFICER: **Joss Miller**

RAILEX
Marbleboard

EASIFILE EP7



PROPOSED SITE PLAN SCALE 1:500

15.MAR2000* 0947



Site Plan, Scale: 1 to 2500

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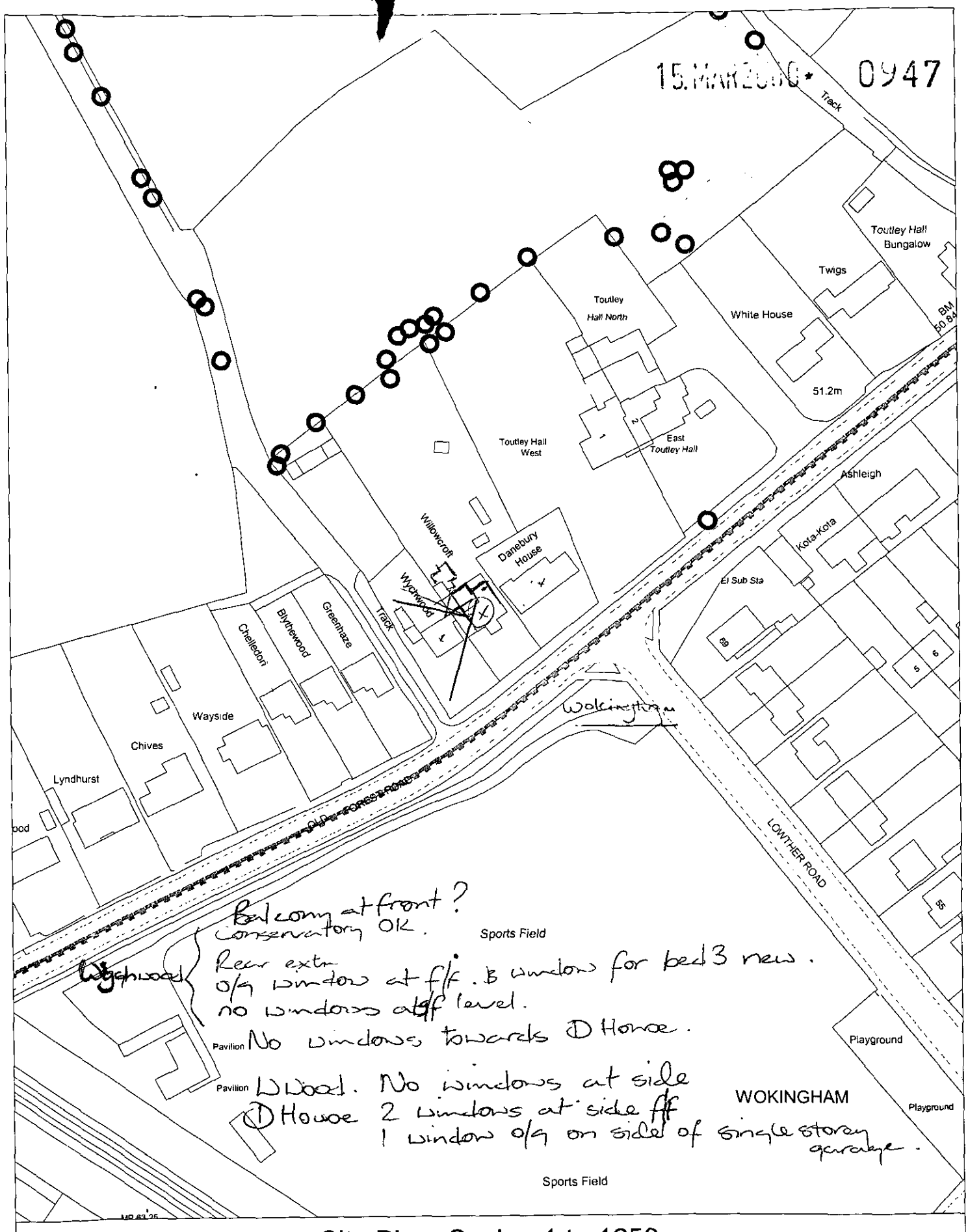
Date: 24 January 2000

N
W E
S



Site Plan, Scale: 1 to 1250

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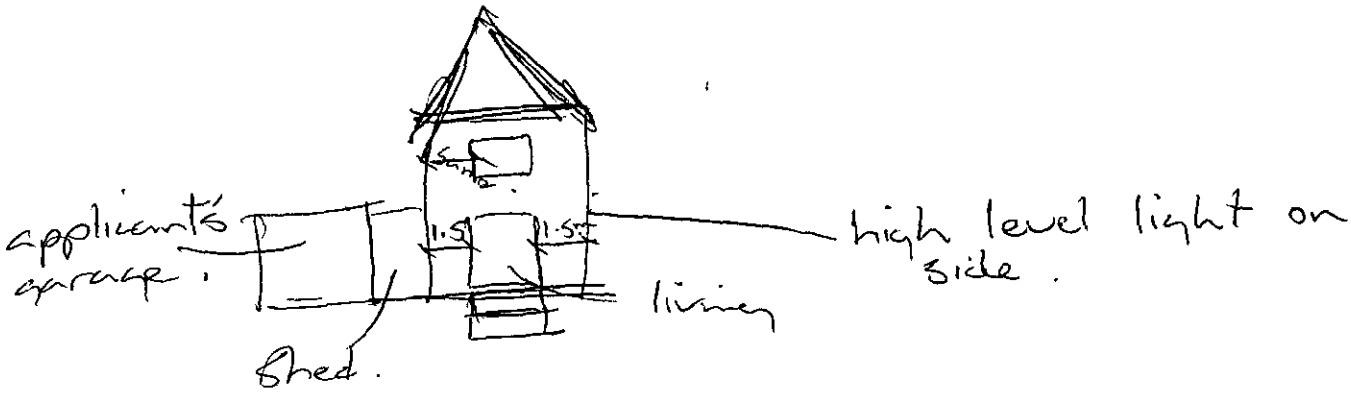
Date: 22 March 2000

N
W E
S


applicant's garage.
1.5
1.5
high level light on side.
living
Shed.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs W Clark
C/O W M Graham Associates
1 Rectory Road
Wokingham
Berkshire
RG40 1DJ

Application Number: F/2000/0947

Parish: **WINNERSH**

Location: **Willowcroft, Old Forest Road, Winnersh, Wokingham.**

Proposal: **Proposed two storey rear extension to dwelling and single storey rear extension to form conservatory.**

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. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
4. 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 first floor level and above in the south-west and north-east elevations.

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 ensure a satisfactory external appearance.

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

John Mitchell

John Mitchell
Development Control Manager
Date: 19 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.

Tel. 0118 974 6463 (Direct Line)
E-mail: Joss.Miller@wokingham.gov.uk
Date. 6 September, 2000
My ref. BC/DC/F/2000/0947
Your ref.

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 & Mrs W Clark
C/o W M Graham Associates
1 Rectory Road
WOKINGHAM
Berkshire
RG40 1DJ

Dear Sirs

PLANNING PERMISSION F/2000/0947
SITE: WILLOWCROFT, OLD FOREST ROAD, WINNERSH

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 F/2000/0947 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

JOSS MILLER
Planning Assistant

Amended

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0947	JM
BUILDING CONTROL NUMBER	FP 2000/1076 Horsell	
~~APPLICANT~~/AGENT	W M Graham Associates	
ADDRESS OF SITE	Willowcroft Old Forest Road WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	2 storey rear ext (S/S rear ext - conservatory DC only)	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	2273-05B	2273-05A.
FLOOR PLANS	2273-04B	2273-04.
	2273-03 not	2273-03

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	19/5/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	5/9/00	

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	

WORK SHEET FOR : Joss Miller

Application Number : F/2000/0947

Applicant : Mr & Mrs W Clark C/O W M Graham Associates.

Location : Willowcroft, Old Forest Road, Winnersh, Wokingham.

Proposal : Proposed two storey rear extension to dwelling and single storey rear extension to form conservatory.

Site Notice Displayed ? :

YES	NO	DATE
✓		12/4/00

Date of Neighbour Notifications : .....

Date of Site Visit : 12/4/00

Date Registered : 15/03/2000

Earliest Date for Decision : 17/04/2000

Latest Consultation Date/Site Notice Expiry Date : 17/04/2000

Application Expiry Date: 10/05/2000

Consultation Responses :

Highways - Additional plan requested
Winnersh PC - No comment

Planning Issues :

Effect on street scene and neighbouring properties DRE1.
Identified settlement

Application Number: F/2000/0947

Appraisal :

This application is for a two storey rear extension and a single storey rear extension.
Neighbours
① Dunebury House is situated approx 2m from the applicant's house on the northeast side. There are 2 bedroom windows on the side elevation at first floor level and there is one obscure glazed window at ground floor level. The applicant's house is set back approx 3m further than the neighbour. The extension is approx 6m from the neighbour's boundary and is 7m high. The extension will be partially obscured by the existing footprint of the house and the 2.5m leaned hedge, therefore the impact on this neighbour will be minimised.
The boundary to Dychwood has a 1.5m single storey extension. The proposed change of use shows no additional windows to the side of the property. The 2 storey extension is 7m high and 5.9m deep. Dychwood is set forward from the main footprint of the applicants property by approx. 1.5m which gives a combined depth of 4.4m. The extension is on the northeast side and is approx. 3m from the boundary. There are no windows on the side extension and the french doors to the rear of the neighbour will not be sufficiently effected to warrant a refusal. The proposed new window on the applicant's side elevation will face a blank wall on the neighbouring property, and the obligue views of the garden area will not be sufficient to warrant a refusal.
There is sufficient parking to satisfy Council policies.

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

Application Number F/2000/0947
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC23	SR06	Parking & garaging
3	SC53	SR12	works
4	SC08	SR05	first floor level and above, south-west and north-east elevations

John Mitchell
18/5/00

RECORD OF SITE VISIT

SITE ADDRESS: Willowcroft Old Forest Road Winnersh Wokingham.

APPLICATION NUMBER: F/2000/0947

OFFICER: Joss Miller

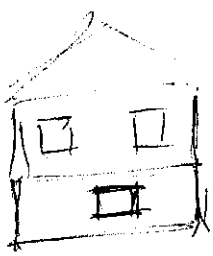
DATE OF SITE VISIT: 12/4/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front gate post.

2. DESCRIPTION OF SURROUNDINGS
fields across road.
① Detached houses along applicants side

3. DESCRIPTION OF SITE/BUILDING
① Detached house of brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES
① wood No windows to side (long garage adj)
2 windows (f/f) at side ① window o/s (bath?)
① House at side



5. SITE CONSTRAINTS

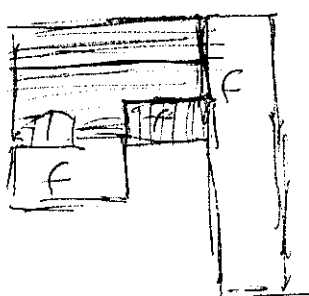
TREES 2 silver birch on boundary approx 2m & 7m from existing garage.

ACCESS/PARKING 5 spaces.

LEVELS back garden approx 600mm lower than patio level

BOUNDARY TREATMENT 2.5m lannel & s/s garage.

OTHERS



HIGHWAYS CONSULTATION SHEET

From: Joss Miller

Date: 24 March 2000

Application Number: F/2000/0947

Proposal: Proposed two storey rear extension to dwelling and single storey rear extension to form conservatory.

Site Address:
Willowcroft, Old Forest Road, Winnersh, Wokingham.

Applicant:
Mr & Mrs W Clark C/O W M Graham Associates.

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 (ON DRIVEWAY)
2.4 x 5.5m (IN FRONT OF GARAGE DOORS)
2.5 x 5m (INTERNAL GARAGE DIMENSIONS).

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

11-4-00

FROM: Joss Miller

29 MAR 2000

DATE: 24 March 2000

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/0947

Proposal: Proposed two storey rear extension to dwelling and single storey rear extension to form conservatory..

Site Address: Willowcroft, Old Forest Road, Winnersh, Wokingham.

Applicant: Mr & Mrs W Clark C/O W M Graham Associates.

Your observations are required in respect of this application **by 17/04/2000** .

No comments

SIGNED: _____ DATE: 18.04.00.

Clerk To Winnersh Parish/~~Town~~ Council.

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

Tel: (0118) 974 6463

Date: **24 March 2000**

My ref: F/2000/0947

CONFIDENTIAL

Councillor Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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/2000/0947
Willowcroft, Old Forest Road, Winnersh, Wokingham.
Proposed two storey rear extension to dwelling and single storey rear extension to form conservatory.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0947**
Willowcroft, Old Forest Road, Winnersh, Wokingham.
Proposed two storey rear extension to dwelling and single storey rear extension to form conservatory.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Turner

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

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

Tel: (0118) 974 6463

Date: **24 March 2000**

My ref: F/2000/0947

CONFIDENTIAL

Councillor Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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

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Yours faithfully

Head of Planning and Transportation

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Case officer: **Joss Miller** Application Number: **F/2000/0947**
Willowcroft, Old Forest Road, Winnersh, Wokingham.
Proposed two storey rear extension to dwelling and single storey rear extension to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Siggery

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

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

Tel: (0118) 974 6463

Date: **24 March 2000**

My ref: F/2000/0947

CONFIDENTIAL

Councillor Ball
7 Grovelands Avenue
Winnersh
RG41 5JU

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/2000/0947
Willowcroft, Old Forest Road, Winnersh, Wokingham.
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If you have any questions please do not hesitate to contact **Joss Miller** on **(0118) 974 6463**.

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Joss Miller** Application Number: **F/2000/0947**
Willowcroft, Old Forest Road, Winnersh, Wokingham.
Proposed two storey rear extension to dwelling and single storey rear extension to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ball

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

Received by Wokingham District Council

Application No: F/2000/0947

Proposal:
Proposed two storey rear extension to dwelling and single storey rear extension to form conservatory.

Location:
Willowcroft, Old Forest Road, Winnersh, 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 Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/04/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 5 MAR 2000

Officer: JM | Application No. F/2000/0947

Map No. 60 Site 0.16

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED TWO STOREY REAR EXTENSION TO DWELLING AND SINGLE STOREY REAR ~~CONSERVATORY~~ extension TO FORM CONSERVATORY

Location: WILLOW CROFT OLD FOREST ROAD

Parish: WINNERSH Ward: Winnersh 24.3.2000

Applicant: MR/MRS CLARK

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

Enforcement (7) 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	4th elevation of conservatory, (as viewed from back rooms of house)	24.3.	
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 : 24.3.2000 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)	: Axbridge
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:

S/N + Wychwood & Old Forest Road. ✓

Daneburg House

.....

.....

.....

.....

.....

.....

.....

.....

15 MAR 2000

W.M. GRAHAM ASSOCIATES

CHARTERED ARCHITECTS

W.M. GRAHAM B.A., B. Arch., R.I.B.A.

1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: (0118) 9770464
Fax: (0118) 9770482

Ref: 2273/wmg/cm

14 March 2000

Wokingham District Council
Planning Department
PO Box No 157
Civic Offices
Shute End
Wokingham RG40 1WR

Dear Sir

WILLOWCROFT OLD FOREST ROAD WOKINGAM

Please find enclosed a completed Town Planning application for the above property comprising the following:-

a) Householder Town Planning Application including Certificate A
b) Fee note for £95.00 (cheque included)
c) OS extracts
d) Dwgs. Nos. 2273 - 01 to 05 inc.

We trust that you find all in order but should you require any further details please do not hesitate to contact us.

Yours faithfully

W M Graham

Enc

HOUSE 'APOOP' WILLOWCROFT

ADDRESS OLD FOREST ROAD PARISH WINNERSH E

PLOT No. 2 ORD. SHEET No. SU 7970 60

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/237/58	Major T. Herd	Outline	13.1.59	N/A C/A
0/124/59	Messrs Bedward Properties Ltd	"	7.7.59	N/A C/A
8/65	James S. Moss. Ltd	Detached House	21.1.65	App. C/A
12098	E.G. Dillion	2 storey & single/st. ext.	22.11.79	N/A C/A
17239	MR. MRS. H.J. WILLOUGHBY	2 storey extensions	8.4.82	N/A C/A
OR 18324	"	"	5.5.82	APP. N/A
20368	"	O/L 2 BUNGALOWS AT REAR	15.12.83	N/A REL
21825	"	Store. Builders Plant materials.	26.7.84	N/A R
33807			25.10.89	C/A
BRA 7719	MRS. WESTON	2/ST EXT.	21.7.89	APP

DATE OF COMPLETION

MINISTRY DECISION 20368 - APPEAL DISMISSED — 2.8.64

SPECIAL ORDERS TPO

DRAINAGE

Environmental Services

For office use only.
Application number: 15.MAR2010* 0947

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 & MRS W CLARK
	Address and postcode	WILLOW CROFT OLD FOREST ROAD WINNERSH BERKSHIRE RG41 1HY
	Phone number	0118 989 4006
	Agent's Name	W M GRAHAM ASSOCIATES
	Address and postcode	1 RECTORY ROAD WOKINGHAM RG40 1DJ
	Phone number	0118 977 0464
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.	WILLOW CROFT OLD FOREST ROAD WINNERSH RG41 1HY
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY REAR EXTENSION TO PROVIDE BEDROOM WITH LIVING ROOM UNDER AND CONSERVATORY TO REAR
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.	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: 4	Proposed: 5
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: W M Graham Associates

on behalf of MR & MRS W CLARK

Date 9 March 2000

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