SOUTHPORT U.K
LONDON OFFICE
EX SYSTEMS LTD

APPLICATION NO:
F/2001/3407

4

LOCATION:
23 Ramsbury Drive, Earley Reading.

APPLICANT:
Mr G Warren C/O Peter H Watkins

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

EARLIEST DATE FOR DECISION: **24/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
12/04/2001

CASE OFFICER: **George Allpress**

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr G Warren
C/O Peter H Watkins
48 Broomfield Road
Tilehurst
Reading
Berkshire
RG30 6AL

Application Number: F/2001/3407

Parish: **EARLEY**

Location: **23, Ramsbury Drive, Earley, Reading.**

Proposal: **Proposed two storey side and 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. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevations of the extensions hereby approved except for any which may be shown on the approved drawing(s).

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 with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
6. Prior to first occupation of the extensions hereby approved a driveway/hardstanding shall be provided to a minimum width of 4.8 metres, and thereafter so maintained.

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.

Reason
4. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
5. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
6. In the interests of highway safety and to ensure compliance with Local Plan policies.

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:

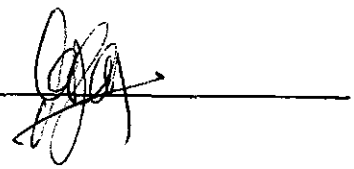
Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LBE1 and LT6.
Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

Informative

2. This permission relates to the application as amended with revised plans number PW 21003 Revision A submitted to the Local Planning Authority on 20th March 2001 showing revised roof to form full hip end roof and does not approve the proposals as originally submitted.

John Mitchell

John Mitchell
Development Control Manager
Date: 03/04/2001

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.

Tel. 0118 974 6442 (Direct Line)
E-mail: George.Allpress@wokingham.gov.uk
Date. 31 October, 2001
My ref. BC/DC/2001/3407

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 G Warren
23 Ramsbury Drive
Earley
Reading
Berks.
RG6 7RT

Dear Mr & Mrs Warren

PLANNING PERMISSION 2001/3407
SITE: 23 RAMSBURY DRIVE, EARLEY, READING

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 2001/3407 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 you 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 sincerely

GEORGE ALLPRESS
Planning Assistant

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

Planning Application F/2001/7362 is for loft conversion also. BC application to be submitted next year for loft conversion.

SITE DETAILS **CASE OFFICER** GA

PLANNING APPLICATION NUMBER	3407
BUILDING CONTROL NUMBER.	FP 2001/2194 Central
APPLICANT/~~AGENT~~	Mr. Mrs Warren.
ADDRESS OF SITE	23 Ramsbury Drive EALING
DESCRIPTION OF PROPOSED WORK	2 storey side ext s/s rear ext.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	PW 21003 B	PW 21003 A
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	3/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	~~YES~~ NO	
IF YES, WHAT ARE THE DIFFERENCES ?	~~BC additional rear dormer~~	
DATE	11/5/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	~~11/5/01~~		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Received by Wokingham District Council

Application No: F/2001/3407

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

LOCATION:
23, Ramsbury Drive, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 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 or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/03/2001. 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 of Planning and Transportation

28 February 2001

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

Tel: 0118 974 6442

Date: **28 February 2001**

My ref: F/2001/3407

CONFIDENTIAL

Councillor Spratling
18 Moor Copse Close
Earley
RG6 7NA

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/2001/3407
23, Ramsbury Drive, Earley, Reading.
Proposed two storey side and single storey rear extension to dwelling.

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 **George Allpress** on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3407**
23, Ramsbury Drive, Earley, Reading.
Proposed two storey side and single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Spratling

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

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

Tel: 0118 974 6442

Date: **28 February 2001**

My ref: F/2001/3407

CONFIDENTIAL

Councillor Rolls
14 Tiptree Close
Earley
RG6 4HS

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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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **George Allpress** Application Number: **F/2001/3407**
23, Ramsbury Drive, Earley, Reading.
Proposed two storey side and single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Rolls

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

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

Tel: 0118 974 6442

Date: **28 February 2001**

My ref: F/2001/3407

CONFIDENTIAL

Councillor Hare
9 Easby Way
Lower Earley
RG6 3XA

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/2001/3407
23, Ramsbury Drive, Earley, Reading.
Proposed two storey side and single storey rear extension to dwelling.

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If you have any questions please do not hesitate to contact **George Allpress** on **0118 974 6442.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3407**
23, Ramsbury Drive, Earley, Reading.
Proposed two storey side and single storey rear extension to dwelling.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Hare

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

WORK SHEET FOR: George Allpress

Application Number: F/2001/3407

Applicant: Mr G Warren C/O Peter H Watkins.

Location: 23 Ramsbury Drive, Earley, Reading.

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

Site Notice Displayed? :	YES	NO	DATE
	✓yes		

Date of Neighbour Notifications : 28/02/01

Date of Site Visit : 08/03/01

Date Registered : 15/02/2001

Earliest Date for Decision : 24/03/2001

Latest Consultation Date/Site Notice Expiry Date : 24/03/2001
29/03/01 (GA)

This application will have expired on: 12/04/2001. 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 :

Highways - recommend approval subject to appropriate conditions.

Earley Town Council - No objection.

Occupant of 6 Ramsbury Drive – would be visually unacceptable, as just a six inch gap would be left between this and the extended neighbour thereby resulting in a terracing effect and litter trap to the detriment of amenity.

At the time of writing no further comments have been received.

Planning Issues: The issues addressed by this application are neighbour amenity, street scene parking and highway safety.

The following policies apply: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1, LBE2 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.

Application Number: F/2001/3407

Appraisal :

The application property is a modern semi-detached single family dwelling which is situated on the east side of this residential street. The character of the road is essentially that of suburban housing comprising a mixture of detached and semi-detached dwellings.

The majority retain their original features. However, the adjacent unattached no.25 has been extended at two storeys, with the first floor at just a token brick width set back over part of the first floor front elevation and then an further set back over the remainder of the extension (the part of the extension closest to the boundary) of around a full 1.0 metre. No.7 to the north has a two storey side extension with just a marginal set back. Both of these two dwellings have replicated the original full hip roof.

The application proposes a two storey side extension with a more appropriate full 1.0 metre set back at first floor. The initially proposed roof form was that of a half hip or barn style roof. The applicant was advised that the application would be recommended to be refused planning permission if the roof profile was not revised as it is considered an inappropriate design in this location. The application has now been revised and that proposed is considered acceptable.

Two velux windows are proposed on the existing part of the rear roof slope (these would fall under permitted development rights). A front projection to incorporate the garage with roof over, and a single storey rear extension are also proposed. Both these are considered acceptable elements and not to result in either harm to the street scene or neighbour amenity.

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

Application Number: F/2001/3407

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C014	R014	EXTERNAL FINISHES
3	C044	R044	NO WINDOWS TO BE INSERTED
			INSERT: .....*in the side elevations of the extensions hereby* approved.....
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
6			Prior to first occupation of the extensions hereby approved a driveway/hardstanding shall be provided to a minimum width of 4.8 metres, and thereafter so maintained.
			Reason:
			In the interests of highway safety and to ensure compliance with Local Plan policies.
			INFORMATIVE
1	N16		INSERT: Berkshire Structure Plan policy EN1: The Loddon Area Local Plan Policy LBE1 and LT6, and Policy WBE1 and WT6, of the Wokingham District Local Plan Deposit Draft 1997.
2	N02		REVISED PLANS
			INSERT: .....plans.....PW 21003 Revision A.....dated 20th March..... Revised roof to form full hip end roof.....

John Mutlow
3/4/09

RECORD OF SITE VISIT

SITE ADDRESS: 23 Ramsbury Drive, Earley, Reading.

APPLICATION NUMBER: F/2001/3407

OFFICER: George Allpress

DATE OF SITE VISIT: 08/03/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by semi-detached and detached suburban houses.

3. DESCRIPTION OF SITE/BUILDING Semi-detached two storey single family dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.25 unattached to the south, no.21 attached to the north - no other properties impacted upon.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extension.
ACCESS/PARKING	Garage and front garden parking for two.
LEVELS	Level.
BOUNDARY TREATMENT	Low level wall to front timber fencing to rear
OTHERS	None

Received by GA. 2/04/01

GA

005

6, Ramsbury Drive
Earley
Reading
RG6 7RT

22th March 01

ref: George Allpress F/2001/3407

Dear Mr Allpress,

I'd like to comment on the proposed extension to 23, Ramsbury Drive. I feel that the visual impact of this proposed large extension should be considered in conjunction with the recently approved large extension at the adjacent property (No.25).

There is a side path at No.23 that separates the two buildings. It is proposed to build right up to the property boundary. This means there would only be a six-inch gap between the two large houses, which is far less than that between any other houses in this or adjacent roads. Similar extensions in the area have all have an acceptable gap between them and neighbouring property.

Other extensions in the area all have their new side hips at the same level as the rest of the building. The one proposed is higher which will make the style of this house different to that of the other semi-detached ones in the road.

In addition to the visual impact of this proposal, the close proximity of these building would create a litter trap and prevent maintenance.

Yours sincerely

T.M.Hackwill

FROM: George Allpress

DATE: 28 February 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3407

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

Site Address: 23, Ramsbury Drive, Earley, Reading.

Applicant: Mr G Warren C/O Peter H Watkins.

Your observations are required in respect of this application **by 24/03/2001** .

NO OBJECTION

SIGNED: _____ DATE: 15 MAR 2001

Clerk To Earley Parish/Town Council.

HIG[redacted]S CONSULTATION SHEET

DELEGATED

From: George Allpress **Date:** 28 February 2001

Application Number: F/2001/3407

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

Parish: EARLEY TOWN

Site Address:
23, Ramsbury Drive, Earley, Reading.

Applicant:
Mr G Warren C/O Peter H Watkins.

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).

(1) Widen the driveway to 9.6 metres minimum and extend the associated crossing to 7.2 metres to accommodate this.

R: IHS&C.

(2) C12Z, R12Z.

Signed: _____ **Print name:** Adam Coggins.

6/3/01

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~05 FEB 2001~~ Valid 15 FEB 2001	Map No. 52 Site 0.06
Officer: GA	Application No. F 2001 3407

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED TWO STOREY SIDE & SINGLE STOREY REAR EXTENSION TO DWELLING

Location: 23 RAMSBURY DRIVE

Parish: EARLEY Ward: Redhatch

Applicant: G WARREN

Fee Received 95-00 (1) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	S/B Cert B + serve notice (both sides of house?) (Comment on plans - "overhang by agreement with neighbour")		
5	Elevation plans		13/2 letter sent	
6	Floor plans	2nd floor floorplan (ie 3 new windows added)		
7	Metric scale disclaimer	~~May need extra parking places if there are to be bedrooms on 2nd floor~~ on plan		
8	Encroachment letter	See above.		
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS:

.....
.....
..... NO pre-apps .....

NEIGHBOURS:

..... S|N + see map ✓ .....
.....
.....
.....
.....
.....
.....
.....
.....

ADDRESS 23 RAMSBURY DRIVE PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. SU. 7471 (52)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
686/53	Mr. H. Leach	Garage	13/10/53	App. N/A
BRA 913	MR & MRS LAYLAND	S/ST EXTENSION	3.7.86	APP
96/64553/F	"	"	5.12.96	CIA
AP 96/5848	"			
		S/ST EXT.	16.10.96	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Environmental Services

For office use only.
Application number: 15/[illegible] 3407

Householder planning application form

DELEGATED
WOKINGHAM DISTRICT COUNCIL

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. G. WARREN 23 RAMSBURY DRIVE EARLEY 926 2547
2	Agent's Name Address and postcode Phone number	PETER H. WATKINS 48 BROOMFIELD ROAD TILEHURST RG30 6AC 9423696
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.	23 RAMSBURY
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE & SINGLE REAR EXTN
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.	CLAY TILES & BRICK TO MATCH
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 ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 4
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.	£95-00	
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
OWNER	SEE 25 RAMSBURY DRIVE EARLEY	14.2.2001

None of the land forms part of an agricultural holding.

Your signature: I M. Walton

on behalf of MR. WALTON

Date 1-2-2001

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

1789/a

SECTION 66 CERTIFICATE

Application No. 15.FEB.2001* 3467

DELEGATED

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

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 of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

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
	25 RAMSBURY PLACE EARLEY	14-2-01.

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

(c) Name of local newspaper circulating in the area where the land is situated.

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) Insert description of steps taken

(b) . . . . . .

. . . . . .

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . D. M. Watt . . . . .

On behalf of . . . . Mr. WARREN . . . . .

Date . . . . 14.2.2001 . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66



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8 February 2001

Scale: 1 : 1250

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