APPLICATION NO:
F/2001/3435

LOCATION:
The Barn, Little Castlemans Bath Road, Knowl Hill Reading.

APPLICANT:
Mr Ridell C/O Danks Reed Denby & Badnell

PROPOSAL:
Proposed two storey side extension to dwelling and raising of roof. Demolition of existing garage and erection of new detached garage.

EARLIEST DATE FOR DECISION: **29/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 23/04/2001

CASE OFFICER: **George Allpress**

APPROVED

SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Ridell
C/O Danks Reed Denby & Badnell
3 – 4 Osborne Mews
Windsor
Berkshire
SL4 3DE

Application Number: F/2001/3435

Parish:	**WARGRAVE**
Location:	**The Barn, Little Castlemans, Bath Road, Knowl Hill, Reading.**
Proposal:	**Proposed two storey side extension to dwelling and raising of roof. Demolition of existing garage .**

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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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) 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
4. 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
5. 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 garages, sheds, swimming pools or other outbuildings permitted by Class E of Part 1 of the second Schedule of the 1995 Order shall be erected within the curtilage of the extended dwelling house hereby permitted without the written permission of the Local Planning Authority.

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

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

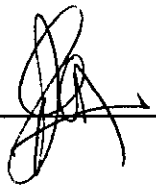
Reason
5. To safeguard the visual amenities of the occupiers of neighbouring properties and the locality.

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 Policies C1, C3 and EN1.
Loddon Area Local Plan Policies LC2, LC19 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC7 and WBE1.

Informative
2. This permission relates to the application as amended with revised plans and letter submitted to the Local Planning Authority on 23rd April 2001 showing the omission of garage and does not approve the proposals as originally submitted.

John Mitchell
Development Control Manager
Date: 23/04/2001

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.

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

Tel: 0118 974 6442

Date: **02 March 2001**

My ref: F/2001/3435

CONFIDENTIAL

Councillor Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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/2001/3435
The Barn, Little Castlemans, Bath Road, Knowl Hill, Reading.
Proposed two storey side extension to dwelling and raising of roof. Demolition of existing garage and erection of new detached garage.

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/2001/3435**
The Barn, Little Castlemans, Bath Road, Knowl Hill, Reading.
Proposed two storey side extension to dwelling and raising of roof. Demolition of existing garage and erection of new detached garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Etheridge

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

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT, 1971

An Appeal by Mrs E N Ridell against the Refusal by Wokingham District Council to permit the residential use of an existing building without compliance with Condition 1 of consent number 347/71 at Little Castlemans, Hare Hatch, Wargrave.

Wokingham District Council Ref: 25631

Department of the Environment Ref: APP/H0330/A/86/54976

1.00 SITE DESCRIPTION AND LOCATION

1.01 The appeal site is located on the south side of the A4 trunk road some 7½ miles north east of Reading and approximately 6 miles due north of Wokingham. The area around the appeal site is predominantly rural in character and consists overall of open farmland with loose sporadic development along the boundaries of the A4.

1.02 The appeal site itself is a fairly level plot with an area of approximately 1.8 acres. The main dwelling within this site is a bungalow of some age which may itself have possibly been an outbuilding for Castlemans Farm adjoining.

1.03 The building the subject of this appeal is a small converted outbuilding, possibly once a barn, measuring approximately 18 ft by 28 ft long. Accommodation within this building is a very small kitchen, a small L-shaped living room and one small bedroom with a bathroom leading off.

2.00 HISTORY

2.01 Planning permission was granted in 1971 for the conversion of an outbuilding to a unit of accommodation subject to three conditions. A copy of this planning permission is attached. The accommodation was required to house the appellant's daughter and son-in-law for a temporary period and thereafter it was to be used as staff accommodation. Planning permission was granted at that time solely on the justification that it was to be used as ancillary

accommodation and therefore Condition 1 was attached to the planning permission limiting the terms of occupation.

2.02 Previously in 1969 a prior proposal to convert the same the building had been refused on the grounds that it would have resulted in the interference with the free flow and safety of traffic on the trunk road and also that the proposal represented the subdivision of an existing plot and the provision of a dwelling out of character with the locality and with the aims of the then proposed East Berkshire Green Belt.

2.03 In 1958 an outline application had been made for permission to erect a detached dwelling within the curtilage of Little Castlemans and had been refused on the grounds that it would be incompatible with the rural character of the surrounding area. Copies of these previous applications are appended to this statement.

3.00 POLICIES

3.01 The appeal site is shown on the First Review County Development Plan submitted to the then Minister of Housing and Local Government in September 1960 as being within an area of proposed Green Belt. This area of proposed Green Belt received the formal approval of the Secretary of State for the Environment in September 1974. Subsequently the policies relating to the Green Belt were incorporated within the Green Belt Local Plan for Berkshire which was adopted by the County Council with effect from 23 April 1985. Those policies relevant to this appeal are as set out below.

"GB1 Within the area of the Metropolitan Green Belt in Berkshire, approval will not be given, save in very special circumstances, for new building or for the change of use of land or of existing buildings for any purpose other than the following:

A Residential development in the form of infilling within settlements
B Development essential to the use of land for agriculture or forestry
C Mineral extraction
D Appropriate kinds of recreation
E Public utilities which cannot be located elsewhere
F Any other purpose wholly appropriate to a rural area.

Stringent environmental criteria will be applied in judging whether the appearance and siting of such proposals are acceptable.

Detailed interpretation of this policy will be by means of Policies 2 to 23 of this local plan. (Policy 1)

GB8 Outside recognised settlements there will be a strong presumption against allowing proposals for the erection of new dwellings except where the planning authorities are satisfied that:

A There is a need for a new dwelling to be provided in the interests of an adjoining use, so long as that use is of a type acceptable in Green Belt; and

B There is a need for that dwelling to be located outside a settlement; and

C The form and siting of the dwelling will not prejudice the main functions of the Green Belt, and will cause no material harm to the appearance of the Green Belt. (Policy 8)

GB9 Outside recognised settlements there will be a presumption against allowing proposals for the extension of existing dwellings, unless the authorities are satisfied that the extension proposed:

A Will not cause or contribute to a change in the scale or character of the dwelling concerned; and

B Will not cause a material alteration to the scale of development on the site; and

C Will have no adverse effect on the open or rural character of the area in general. (Policy 9)

GB10 Outside recognised settlements there will be presumption against allowing the rebuilding or replacement of an existing dwelling unless the planning authorities are satisfied that:

A There is an existing habitable dwelling of permanent construction on the site in question, whose residential use has not been abandoned; and

B The existing residential use of the site is permanent rather than seasonal or occasional; and

C The proposal would not perpetuate the residential use of an isolated or prominent site; and

D Any proposal for the replacement of an existing dwelling is on a one for one basis only; and

E The details of the proposal would not harm the rural or open character of the area. (Policy 10)

GB11 Outside recognised settlements there will normally be a strong presumption presumption against allowing any residential development of a type not referred to in policies 8-10. (Policy 11)"

This appeal is also subject to policies contained in the Structure Plan for Central Berkshire which was approved by the Secretary of State for the Environment in April 1980. The Structure Plan policies applicable to this appeal are as set out below.

"EN2 It is the County Council's policy that the local planning authorities, in considering proposals for development and in drawing up local plans, to guide this development, should take full account of the need:

(a) To safeguard areas of special architectural, historic, townscape or landscape character, whether or not they are designated conservation areas.

(b) To prevent additions to existing sporadic or dispersed development which is not within an existing settlement possessing a basic range of services.

(c) To ensure, in towns, villages and suburbs that undeveloped land that has a special visual significance in relation to the character of the place is identified and safeguarded from development.

(d) To protect important open land betwen settlements particularly between Wokingham and Bracknell. (Policy EN2)

EN5 Within areas wholly or partly given over to rural land uses (whether or not productive) or having a rural character, the conservation of productive land and the landscape should predominate and there is a presumption against development except in the following categories:

(a) Development essential to the use of land for agriculture or forestry.

(b) Mineral extraction.

(c) Development associated with recreation of a scale land type appropriate to the countryside.

(d) Public utilities which cannot be located elsewhere.

(e) Any other purpose wholly appropriate to a rural area. (Policy EN5)

H2 In addition, the County Council proposes that further land should continue to become available where appropriate on small sites mainly through the processes of infilling, rounding off and small scale redevelopment. (Policy H2)"

4.00 CASE FOR THE DISTRICT PLANNING AUTHORITY

4.01 The appellants have failed to distinguish between the use of an existing building for purposes solely ancillary to the main dwelling and creation of a dwelling which exists in its own right. Prior to the ratification of the Metropolitan Green Belt consent was granted on the basis of personal circumstances, and therefore in accordance with the precepts of Circular 42/55, for the use of this outbuilding as additional accommodation. As this was for occupation only by close relatives or by staff this accommodation can only be regarded in terms of an extension of the main dwelling rather than as the creation of a new dwelling in its own right. The appellants now seek to use this building for residential purposes without any restriction on the terms of its occupation. It is a matter of fact that circumstances have now changed and therefore the matter must be considered in the light of conditions now obtaining. What the appellant now seeks to do is to use this building as a dwelling standing in its own right and within what will be its own curtilage, and it is misleading to say that development has not thereby taken place.

4.02 The local planning authority must consider each proposal afresh in the light of contemporary policies. The proposal is to provide a new dwelling within a Green Belt area and the policies to be applied are those set out within the approved Central Berkshire Structure Plan and the approved Green Belt Local Plan. These policies are designed to prevent the piecemeal erosion of the Green Belt both in a physical sense and from the point of view of its overall character. Policy EN2 specifically enjoins the local planning authority to safeguard areas of special landscape character. Policy EN2 specifically enjoins the local planning authority to safeguard areas of special landscape character. Policy EN5 states that there is a presumption against development unless justification has been provided within specified categories. No specific justification has been made by the appellants as to why a new dwelling should be introduced into an area of approved Green Belt.

4.03 Should permission have been granted then it is highly erroneous to state that no change would take place. From being ancillary accommodation the building would then become a dwelling in its own right, standing in its own quite substantial curtilage. As such this building can either be extended or replaced completely. The present building is not suitable

to provide reasonable standard of accommodation, its current internal layout being best described as cramped. It is inevitable therefore that it would be replaced by a much larger dwelling more appropriate to the size of plot it would occupy and it is unrealistic to suppose otherwise. Despite any existing screening it is undeniable that a new dwelling would be much larger and would create a significant impact on the rural surroundings contrary to the objectives of Green Belt policy which seek to maintain the rural environment.

.04 The appellant was happy to accept an occupancy condition when it was in accordance with their main purpose 15 years ago. It is now long past the time when any condition can reasonably be challenged and it is simply misleading to attempt to apply the tests of Circular 1/85 retrospectively. Similarly there has been a misinterpretation by the appellants of Circular 14/85. This Circular concerns itself almost exclusively with the general promotion of economic development and is not particularly relevant to this appeal. Such reference to Green Belts as is made occurs in paragraph 3 of Circular 14/85 and simply reiterates the Government's commitment to the need to protect Green Belt areas.

.05 In respect of Green Belt policies themselves Circular 14/84 contains a general presumption against inappropriate development within approved Green Belt areas. Consequently the policies contained within the approved Green Belt Local Plan have been framed with that objective in mind. Circular 14/84 otherwise strongly reinforces Circular 42/55 and particular note should be taken of paragraph 5 of the latter Circular where except in very special circumstances there is a presumption against development inside an area of approved Green Belt. Those special circumstances were apparent at the time the original consent was granted in 1971 but no special circumstances have been brought forth by the appellant to justify any special consideration of the present matter.

.06 On the question of precedent it is self-evident that there are several large properties in the vicinity of the appeal site, each with its outlying collection of small buildings. It is surely incorrect therefore to suggest that the creation of a dwelling from a small barn would not set a precedent for similar proposals to convert other outbuildings and thus radically increase the number of residential units in the Green Belt totally contrary to the objectives of maintaining the character of the area and the rural environment.

4.07 Should the Secretary of State be minded to allow this appeal then the District Planning Authority would request that the following two conditions be applied to any approval.

Firstly that there should be no further extensions to the existing building without the prior consent of the District Planning Authority on an application made for that purpose and also that any replacement dwelling proposed for this site should not exceed the size of the existing building by more than 15%. Irrespective of the foregoing the District Planning Authority nevertheless considers that the impact of either a replacement dwelling or one greatly extended from what now exists on site would result in demonstrable harm to both the character and appearance of what is an attractive rural area which the District Planning Authority seeks to protect by means of Green Belt policies. The fact that this building was once used as overflow accommodation ancillary to the main dwelling does not now justify its being split off and occupied as a wholly separate entity. In the opinion of the District Planning Authority the appellant has failed to show why what is tantamount to a new dwelling should be allowed in an area of Green Belt and seeks the support of the Secretary of State in this opinion by requesting that this appeal be DISMISSED.

GAF/LS/20/10/86

REFUSAL OF PLANNING
PERMISSION

P
GAF

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: MRS E N RIDELL
C/O CARLESS & ADAMS
23-25 HIGH STREET
BURNHAM
BUCKS SL1 7JE

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.(F) 25631

Proposal:
RESIDENTIAL USE OF EXISTING BUILDING WITHOUT COMPLIANCE
WITH CONDITION 1 OF CONSENT 347/71
[illegible] CASTLEMANS HARE HATCH WARGRAVE

The Wokingham District Council in pursuance of their powers under the above Acts hereby REFUSE to grant planning permission in respect of the above development as described in the application and the accompanying plans submitted by you to the Council, for the following reasons:

1 The site is included within an area [illegible] the County Development Plan which is an unnotated or [illegible] within which development other [illegible] development within existing settlements [illegible] permitted except in special circumstances [illegible] to agriculture or similar use of [illegible] general objectives of properly planned [illegible] conservation of agricultural land [illegible] land [illegible] amenity values. There is insufficient evidence submitted to [illegible] departure from this policy.(R152)

2 The proposal conflicts with the proposals [illegible] the approved Wargrave Village Plan and will be detrimental to the successful implementation of the [illegible].(8007)

3 In the opinion of the District Planning Authority the proposal involves the creation of a dwelling in its own right contrary to the policies relating to this form of development as set out in the Green Belt Local Plan for Berkshire.(8005)

4 The proposal represents an undesirable intensification of development in a rural area which will create an unsatisfactory extension of the sporadic building in the area and which will detract from the character of the area.(8055)

5 The District Planning Authority is not satisfied from the available facts that a need has been established for the provision of a dwelling on the land such as to justify a departure from the above planning principles.(R213)

6 The proposed development is contrary to policies of the Central Berkshire Structure Plan which state that:(R230)

NOTICE OF REFUSAL

BERKSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1947

WOKINGHAM RURAL DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKS.

To Mr. [illegible] [illegible]ell,
[illegible]

Application No [illegible]

Proposal [illegible] erect [illegible] dwelling and garage at the rear of [illegible] lessons" are Hatch, Sargrave.

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby REFUSE to permit the above development to be carried out in accordance with the application and accompanying plans submitted by you to the Council on the 16th day of September, 19[illegible], for the following reasons:—

[illegible] rural [illegible] the [illegible] of [illegible] with rural development.

Dated [illegible] 1958

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

Tel: 0118 974 6442

Date: **02 March 2001**

My ref: F/2001/3435

CONFIDENTIAL

Councillor Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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/2001/3435
The Barn, Little Castlemans, Bath Road, Knowl Hill, Reading.
Proposed two storey side extension to dwelling and raising of roof. Demolition of existing garage and erection of new detached garage.

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/2001/3435**
The Barn, Little Castlemans, Bath Road, Knowl Hill, Reading.
Proposed two storey side extension to dwelling and raising of roof. Demolition of existing garage and erection of new detached garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Browne

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

WORK SHEET FOR: George Allpress

Application Number: F/2001/3435

Applicant: Mr Ridell C/O Danks Reed Denby & Badnell.

Location: The Barn, Little Castlemans, Bath Road, Knowl Hill, Reading.

Proposal: Proposed two storey side extension to dwelling and raising of roof. Demolition of existing garage and erection of new detached garage.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		13/03/01

Date of Neighbour Notifications : 02/03/01

Date of Site Visit : 08/03/01

Date Registered : 26/02/2001

Earliest Date for Decision : 29/03/2001

Latest Consultation Date/Site Notice Expiry Date : 29/03/2001
30/03/01 (GA)

This application will have expired on: 23/04/2001. 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.

Wargrave Parish Council - The proposal is out of proportion with the neighbouring property and is a significant increase in scale, size and an even larger increase in mass.

The occupant of 'Lane End', Christmas Lane, Farnahm Common writes in support of the application commenting would improve outlook of setting.

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

Planning Issues : The issues addressed by this application are: the impact upon the open character and amenity of the Green Belt; neighbour amenity parking and highway safety.

The following policies apply: Berkshire Structure Plan policies C4, and EN1: The Loddon Area Local Plan policies LBE1 and LBE2: The Wokingham District Local Plan Deposit Draft 1997 policies: WOS3, WGB1, WBE1 and WT6.

Application Number: F/2001/3435

Appraisal :

The application property is a detached single family dwelling which is situated in the Green Belt and accessed by private drive from the A4 Bath Road.

The planning history indicates that the property was originally linked with the neighbour to the west, 'Little Castlemans', by way of a planning condition requiring the dwelling to remain as ancillary to that property. Planning permission to relieve the condition was refused in 1975 and 1986. However, the Council's decision was appealed against in 1986 and the appeal was allowed. The property appears to have been in independent use as a single family dwelling since that date.

The application in effect proposes converting the dwelling into a chalet style bungalow with roof level dormer windows to provide light to the habitable roof space accommodation.

A free standing detached pitched roof garage was initially proposed. The application has since been revised so as to delete the garage. The garage is not longer proposed.

The floor area of the existing dwelling is approximately 63.8 sq.m. The application proposes increasing the dwelling to approximately 99.0 sq.m. useable floor area in total.

The proposed increase would be around 55.0 sq.m.

The proposed floor area increase is above what would normally be considered as acceptable given the restrictive Green Belt policies which apply in this location, and moreover, the application proposed a material change in the appearance of the dwelling.

At present the property is just a plain, austere, bungalow of little visual interest or attraction with hipped roof. The application proposes what would in effect become a two storey building (albeit with roof level accommodation), with gable roof and dormer windows, almost doubling the building envelope.

However, an exception to the floor area limitation is considered acceptable in the case of this particular property for the following reasons.

The existing dwelling is very small with an area in plan form of around 48.0 sq.m. A building of this size is an exception in this locality, those surrounding are much larger. The useable floor area in the roof space is severely restricted by the roof form and the access to the roof loft area. Hence the living space is restricted to one good bedroom and one poor quality one, on a building plot that measures over 70.0 metres deep. In mitigation, the

application proposes removing a small ad-hoc addition, and deleting a car parking area (described as garaging which is an open car port with timber piers, joists and dwarf brick wall).

The most significant visual impact will come from the change in appearance from a bungalow to a two storey cottage.

This would increase the bulk and mass of the dwelling. However, the design of the proposal is considered to be attractive with a rural appearance that is considered visually appropriate to this area. The proposal has been designed so that the building envelope of the dwelling would be at right angles to the neighbouring house, this minimising overlooking, and the gable facing the neighbour is not considered to materially detract from their amenity. Irrespective of the increase in floor area the proposed alterations would still remain a relatively modest cottage which is rural in its appearance. The revision deleting the garage is considered to ensure the maximum open aspect of the site is retained.

The proposal is Plan compliant in respect of parking. The new garage is considered acceptable.

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

Application Number: F/2001/3435

Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C012	R012	EXTERNAL MATERIALS TO BE AGREED
3	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
~~8~~ 4	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
~~9~~ 5	C042	R042	NO PERMITTED DEVELOPMENT – OUTBUILDING
			INSERT .....extended dwelling house hereby .....
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy C1, C3, and EN1: Policy LC2, LC19, LBE2 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WCC1, WCC7, and WBE1.

2	N02		REVISED PLANS
of garage			INSERT: .....plans and letter .....23rd April..... omission

RECORD OF SITE VISIT

SITE ADDRESS: The Barn, Little Castlemans, Bath Road, Knowl Hill, Reading.

APPLICATION NUMBER: F/2001/3435

OFFICER: George Allpress

DATE OF SITE VISIT: 08/03/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Metropolitan Green Belt - small group of residential dwellings set back from but linear with the Bath Road.

3. DESCRIPTION OF SITE/BUILDING Small detached bungalow.

4. RELATIONSHIP TO ADJOINING PROPERTIES Little Castlemans to the west, open countryside to the east and south - no other properties in vicinity.

5. SITE CONSTRAINTS

TREES	None within vicinity of proposed extensions.
ACCESS/PARKING	parking within grounds.
LEVELS	Level very slight fall to south east.
BOUNDARY TREATMENT	Part hedge part fencing mature trees and shrubs.
OTHERS	Green Belt

Danks Reed Denby + Badnell

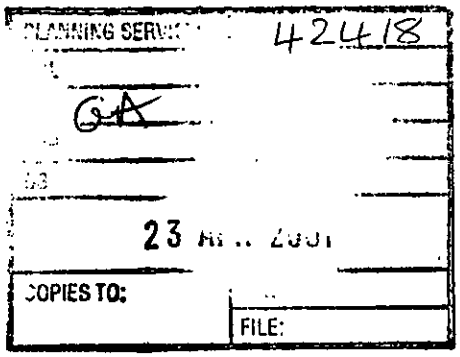
Chartered Architects

Kings Stables • 3-4 Osborne Mews
Windsor • Berkshire • SL4 3DE ••
tel 01753 859880 • fax 01753 857427
e-mail:enquiry@danksbadnell.co.uk
web site: www.danksbadnell.co.uk

RD/00/33
20 April 2001

The Planning Department
Wokingham District Council
P.O. Box 157
Council Offices
Shute End
WOKINGHAM
Berks.
RG11 1WR

For the attention of Mr. Allpress



Dear Sirs,

LITTLE CASTLEMANS, BATH ROAD, KILN GREEN, BERKSHIRE
PLANNING APPLICATION REF: F/2001/3435

Following our tlelephone conversation earlier this week I confirm that we wish to amend the above planning application to omit the separate double car garage. We enclose 6 copies of revised drawing no. 00/33/03B, please substitute these for the original application drawing 00/33/03A.

From our conversation I understand that the Officers report will recommend approval of planning permission for the revised scheme.

Yours sincerely,

Roger C. Danks.

cc Client + enclosures

Partners
Roger Danks Dip Arch (Oxford) RIBA
Gordon Badnell Dip Arch (hons) ARIBA

Associates
Simon Davis BA (hons) BArch RIBA
Neil Oakley Dip Arch (hons) RIBA

HIGHWAYS CONSULTATION SHEET

From: George Allpress **Date:** 02 March 2001

Application Number: F/2001/3435

Proposal: Proposed two storey side extension to dwelling and raising of roof. Demolition of existing garage and erection of new detached garage.

Parish: WARGRAVE PARISH

Site Address:
The Barn, Little Castlemans, Bath Road, Knowl Hill, Reading.

Applicant:
Mr Ridell C/O Danks Reed Denby & Badnell.

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).

C122, R122.
C137 (INSERT: extension), R137.

Signed: _____ **Print name:** Adam Coggins 8/3/01

01753 857427

Danks Reed Denby + Badnell

Chartered Architects

Kings Stables • 3-4 Osborne Mews
Windsor • Berkshire • SL4 3DE
tel 01753 859880 • fax 01753 857427
e-mail:enquiry@danksbadnell.co.uk
web site: www.danksbadnell.co.uk

4875

PCL	CS
DC GA	BNF
APP	
CS	

02 APR 2001

COPIES TO:	ACK:
	FILE:

Reply Req

RD/00/33

30 March 2001

Planning Department
Wokingham District Council
P.O. Box 157
Council Offices
Shute End
WOKINGHAM
Berks. RG40 1WR

For the attention of Mr. Ian Jordan / Mr. George Allpress

SENT BY FAX TO 0118-974-6484 AND POST

Dear Sirs,

LITTLE CASTLEMANS, BATH ROAD, KILN GREEN
PLANNING APPLICATION REF: F/2001/3435

I attach a copy of a file note of a telephone conversation between our Mr. Henderson and Mr. Allpress on 29 March 2001.

Mr. Allpress advised that our application is recommended for refusal on account of a condition tying the dwelling in question to another property. This is incorrect. A copy of the Appeal decision dated 4 December 1986 reference T/APP/H0330/A/86/54976/P2 is attached.

In view of the current state of play we request a meeting with Mr. Allpress to discuss the application, and that consideration of the application be delayed until after that meeting. We do not wish this application to go before Committee with a recommendation for refusal, and if there is any likelihood of this happening we wish to withdraw the application now.

We will look forward to hearing from Mr. Allpress on Monday 2 April.

Thankyou.

Yours sincerely,

Roger C. Danks.
e-mail: rogerdanks@danksbadnell.co.uk

encs

cc: Client

01753 857427

DANKS REED DENBY + BADNELL
Chartered Architects + Planning Supervisors

Kings Stables, 3-4 Osborne Mews, Windsor SL4 3DE
Tel: (01753) 859880 * Fax: (01753) 857427
e-mail: enquiry@danksbadnell.co.uk

• FILE NOTE • FILE NOTE • FILE NOTE • FILE NOTE • FILE NOTE • FILE NOTE •

Project:	**THE BARN, LITTLE CASTLEMANS**	Job No.:	**00/33**
From:	**IAN HENDERSON**	Date:	**29.03.2001**

MESSAGE:

Record of a telephone conversation today with Wokingham District Council Planning Officer, Mr. Aldress:

IDH contacted the above to check on the current progress of application ref. F/2001/3435.

Mr. Aldress confirmed that the application has been recommended for refusal on the grounds that the dwelling at present has an existing planning condition tying the dwelling to the adjacent "Castlemans".

A planning application was submitted in 1986 asking for the condition to be lifted - this was refused.

Mr. Aldress recommended we apply for a Certificate of Lawful Use providing we can prove that the dwelling has been used separately for the past 10 years.

Mr. Aldress would not make any comment on the present application, whether this would be acceptable of the lawful use application was successful.

Should we wish to withdraw the application, we will need to fax the planning department by the end of play today (29th). The application is due to be considered at next week's meeting.

Mr. Aldress will be back in the office on Monday a.m., 2nd April

cc: Mr. J. Riddell

D/367/JLC/P

Mr. Finch

CEG

Department of the Environment and Department of Transport
Common Services
Room 1417 Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321
Direct line 0272-218 927
Switchboard 0272-218811
GTN 2074

Mr Peter M Salmon
Camber
Broad Lane
BRACKNELL
Hertfordshire RG12 3BX

Your reference

Our reference
T/APP/H0330/A/86/54976/P2

Date
4 DEC 86

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 32 AND SCHEDULE 9
APPEAL BY MRS E N RIDELL
APPLICATION NO:- (F)25631

1. As you know I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeal. This appeal is against the decision of the Wokingham District Council to refuse planning permission for the change of use of a dwelling ancillary to Little Castlemans, to a separately occupied dwelling adjoining Little Castlemans, Hare Hotel. I have considered the written representations made by you and by the council. I inspected the site on 10 November 1986.

2. From my inspection of the appeal site and surroundings and the written representations made, I consider the main issue to be whether or not there is sufficient justification to override the aims and objectives of Green Belt Local Plan policies to restrict residential development.

3. The appeal site is within an area where Green Belt policies apply and those policies seek to restrict residential development or change of use to residential unless there are some special circumstances including GB 8(A) that there is a need for a new dwelling to be provided in the interests of an adjoining use. You are now seeking to use a building for residential purposes within the Green Belt which is no longer required in the interests of an adjoining use but consider that the change from residential use ancillary to Little Castlemans to a separately occupied dwelling would have no practical effect on the Green Belt.

4. The council consider that your client's proposal represents a new separate dwelling in the Green Belt which would be contrary to the aims and objectives of established planning policies to restrict new residential development or change of use to residential development.

5. I consider that the policies to restrict residential development or use in the Green Belt are worthy of support, and conversion of a barn on the appeal site or replacement of the existing building with a larger building or any extension of any significant size would not in my opinion be acceptable within the Green Belt. In this case however the appeal premises have been converted into a dwelling which has been occupied for some time as ancillary to Little Castlemans and are no longer required for that purpose. In these circumstances and having regard to paragraph 79 of Circular 1/85 I do not consider that Green Belt policies provide sufficient justification for requiring the building to stand empty or be demolished, and that the balance of advantage is to allow this appeal.

This is 100% recycled paper

6. I have taken into account all other matters raised in the written representations including the limited nature of the accommodation and the planning history, but these matters do not outweigh the considerations that led to my decision.

7. For the above reasons, and in exercise of powers transferred to me, I hereby allow this appeal and grant planning permission for the change of use from a dwelling ancillary to Little Castlemans to a separately occupied dwelling adjoining Little Castlemans, Hare Hotel, in accordance with the terms of the application (No. (F) 25631) dated 8 April 1986 and the plans submitted therewith, subject to the condition that the development hereby permitted shall be begun not later than 5 years from the date of this letter.

8. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 23 of the Town and Country Planning Act 1971.

I am Sir
Your obedient Servant

4.11.2001

J H WHITFIELD ARICS
Inspector

Tel. 0118 974 6442 LETTER RETURNED

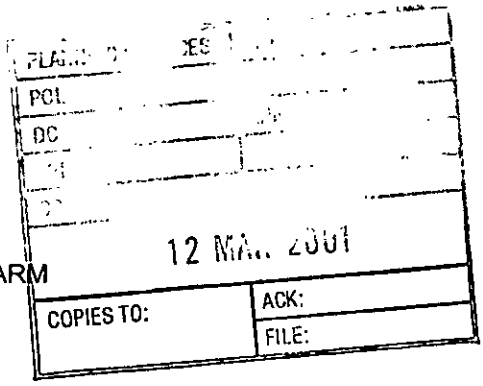
Date: 02 March 2001

Your Ref:

My Ref: George Allpress
F/2001/3435

The Owner / Occupier

CASTLEMANS STUD FARM
BATH ROAD
KNOWL HILL
READING
RG109XA



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 Sir/Madam

Application Number: F/2001/3435

Site Address: The Barn, Little Castlemans, Bath Road, Knowl Hill Reading.

Proposal: Proposed two storey side extension to dwelling and raising of roof. Demolition of existing garage and erection of new detached garage..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at the District Council Planning Services reception at the offices in Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2001/3435** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an appiication is to go to committee you will be told of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made.

You can also make comments using the District Councils web site at *www.wokingham.gov.uk* , look under Planning.

Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **George Allpress**, on **0118 974 6442**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

Danks Reed Denby + Badnell

Chartered Architects

Kings Stables • 3-4 Osborne Mews
Windsor • Berkshire • SL4 3DE ••
tel 01753 859880 • fax 01753 857427
e-mail:enquiry@danksbadnell.co.uk
web site:www.danksbadnell.co.uk

RD/00/33

30 March 2001

Planning Department
Wokingham District Council
P.O. Box 157
Council Offices
Shute End
WOKINGHAM
Berks. RG40 1WR

For the attention of Mr. Ian Jordan / Mr. George Allpress

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We will look forward to hearing from Mr. Allpress on Monday 2 April.

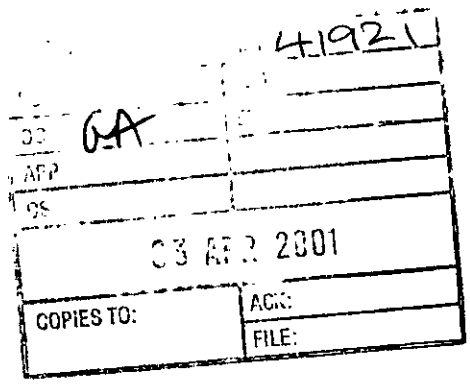
Thankyou.

Yours sincerely,

Roger C. Danks.
e-mail: rogerdanks@danksbadnell.co.uk

encs

cc: Client



Partners
Roger Danks Dip Arch (Oxford) RIBA
Gordon Badnell Dip Arch (hons) ARIBA

Associates
Simon Davis BA (hons) BArch RIBA
Neil Oakley Dip Arch (hons) RIBA

DANKS REED DENBY + BADNELL
Chartered Architects + Planning Supervisors

Kings Stables, 3-4 Osborne Mews, Windsor SL4 3DE
Tel: (01753) 859880 * Fax: (01753) 857427
e-mail: enquiry@danksbadnell.co.uk

• FILE NOTE • FILE NOTE • FILE NOTE • FILE NOTE • FILE NOTE • FILE NOTE •

Project:	**THE BARN, LITTLE CASTLEMANS**	Job No.:	**00/33**
From:	**IAN HENDERSON**	Date:	**29.03.2001**

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Mr. Aldress will be back in the office on Monday a.m., 2nd April

cc: Mr. J. Riddell

D/367/JLC/P
CEG

Mr. Finch

Department of the Environment and Department of Transport
Common Services
Room 1417 Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321
Direct line 0272-218 927
Switchboard 0272-218811
GTN 2074

Your reference

Mr Peter M Salmon
Camber
Broad Lane
BRACKNELL
Hertfordshire RG12 3BX

Our reference
T/APP/H0330/A/86/54976/P2

Date
-4 DEC 86

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 32 AND SCHEDULE 9
APPEAL BY MRS E N RIDELL
APPLICATION NO:- (F) 25631

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This is 100% recycled paper

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I am Sir
Your obedient Servant

J H WHITFIELD ARICS
Inspector

TOTAL P.03

WE0T0E8A

LOB/C

FROM: George Allpress

DELEGATED

DATE: 02 March 2001

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2001/3435

Proposal: Proposed two storey side extension to dwelling and raising of roof. Demolition of existing garage and erection of new detached garage..

Site Address: The Barn, Little Castlemans, Bath Road, Knowl Hill, Reading.

Applicant: Mr Ridell C/O Danks Reed Denby & Badnell.

Your observations are required in respect of this application by 29/03/2001 .

OBJECT

The proposal is out of proportion with the neighbouring property and is a significant increase in scale, size and an even larger increase in mass.

SIGNED: _____ DATE: 19/3/01

Clerk To Wargrave Parish/Town Council.

By hand 23/01

Lane End
Christmas Lane
Farnham Common
Bucks
SL2 3JF

Mr George Allpress
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

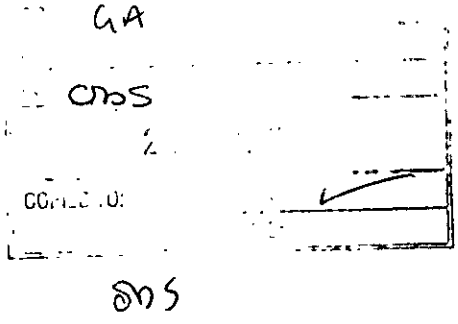
19th March 2001

Dear Mr Allpress

Planning Application Ref:- F/2001/3435

I am writing with reference to the above planning application at The Barn, Bath Road, Knowl Hill, Berkshire RG10 9UT.

I would like to put forward my support of this application. The extension to the one bedroom property currently at Knowl Hill would create a much more useable home. I don't believe the extension or indeed any improvements would do anything other than improve the look of the whole setting.



Yours sincerely

H A Bennett

Mrs H A Bennett

1792

GA

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/3435 relates.

Address of site THE BARN, LITTLE CASTLEMANS

KILN GREEN, BERKS

Signed J Riddell

Date 13/3/01

CS

14 MAR 2001

COPIES TO:

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will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 26 FEB 2001	Map No. 22 Site 0-32
Officer: GA / Application No. F/2001/3435	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED TWO STOREY SIDE EXTENSION TO DWELLING AND RAISING OF ROOF. DEMOLITION OF EXISTING GARAGE AND ERECTION OF NEW DETACHED GARAGE

THE BARN

Location: LITTLE CASTLEMANS BATH ROAD

Parish: WARGRAVE Ward: Wargrave 5.3.01 D.

Applicant: MR RIDELL

Fee Received 95-00 (3) 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			
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 : 5.3.01 D 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: (Green belt)

.....

.....

No pre-apps.

NEIGHBOURS:

S/N + See map.

+ The Barn, Little Castlemans (Site within red line)

Danks Reed Denby + Badnell

26 FEB 2001 3435

Chartered Architects

Kings Stables • 3-4 Osborne Mews
Windsor • Berkshire • SL4 3DE ••
tel 01753 859880 • fax 01753 857427
e-mail:enquiry@danksbadnell.co.uk
web site: www.danksbadnell.co.uk

IDH/MD/00/33

21 February 2001

Planning Department
Wokingham District Council
P.O. Box 157
Council Offices
Shute End
WOKINGHAM
Berks. RG40 1WR

Dear Sirs,

LITTLE CASTLEMANS, BATH ROAD, KILN GREEN

Please find enclosed our planning application for the alterations and extensions to the above property:

1. 6 copies of the completed householder application form
2. 6 copies of the location plan
3. 6 copies each of our drawings 00/33/02 & 03A
4. Our application fee cheque in the sum of £95.00

In the meantime, should you require any further information or would like to discuss the application, please do not hesitate to contact this office.

Yours faithfully,

Henderson.

Ian D. Henderson
e-mail: ianhenderson@danksbadnell.co.uk

encs

cc: Client

Partners
Roger Danks Dip Arch (Oxford) RIBA
Gordon Badnell Dip Arch (hons) ARIBA

Associates
Simon Davis BA (hons) BArch RIBA
Neil Oakley Dip Arch (hons) RIBA

ADDRESS THE BARN AT LITTLE CASTEMANS BATH ROAD PARISH WARGRAVE

PLOT No.

BUILDER

ORD. SHEET No. SU 8178(22)

Plan No.	Applicant	Description of Development	Date of Decision	Decision
347/71	Mr. E.N. Riddel	Conv. barn into res accom	2.9.71	APP N/A
02559	Mr. E.N. Riddel	Relax cond. 1 of plan 347/71	15.5.75	N/A REF
25631	"	RES. USE PERMIT COMPLIANCE TO COND. 1 ON 347/71	11.6.86	ALC

DATE OF COMPLETION

MINISTRY DECISION 25631 - APPEAL GRANTED - 8.12.86

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number

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 J. RIDELL
	Address and postcode	4 BINGHAM COTTAGES. MOSS END. WARFIELD. BERKSHIRE. RG42 6EN.
	Phone number	—
2	Agent's Name	DANKS REED DENBY BAGNALL
	Address and postcode	3-4 OSBOURNE MEWS. WINDSOR. BERKSHIRE SL4 3DE.
	Phone number	01753 850880
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.	THE BARN AT THE LITTLE CASTLEMANS. REFER TO ATTACHED LOCATION + SITE PLANS.
4	Give brief details of the proposal for example, two storey side extension. About the application	ALTERATIONS + EXTENSIONS TO EXISTING DWELLING + REPLACEMENT GARAGE

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑	No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK TO MATCH EXISTING CLAY ROOF TILING. OAK BOARDING.	
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: 2	Proposed: 2
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 ENCLOSED.		
	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

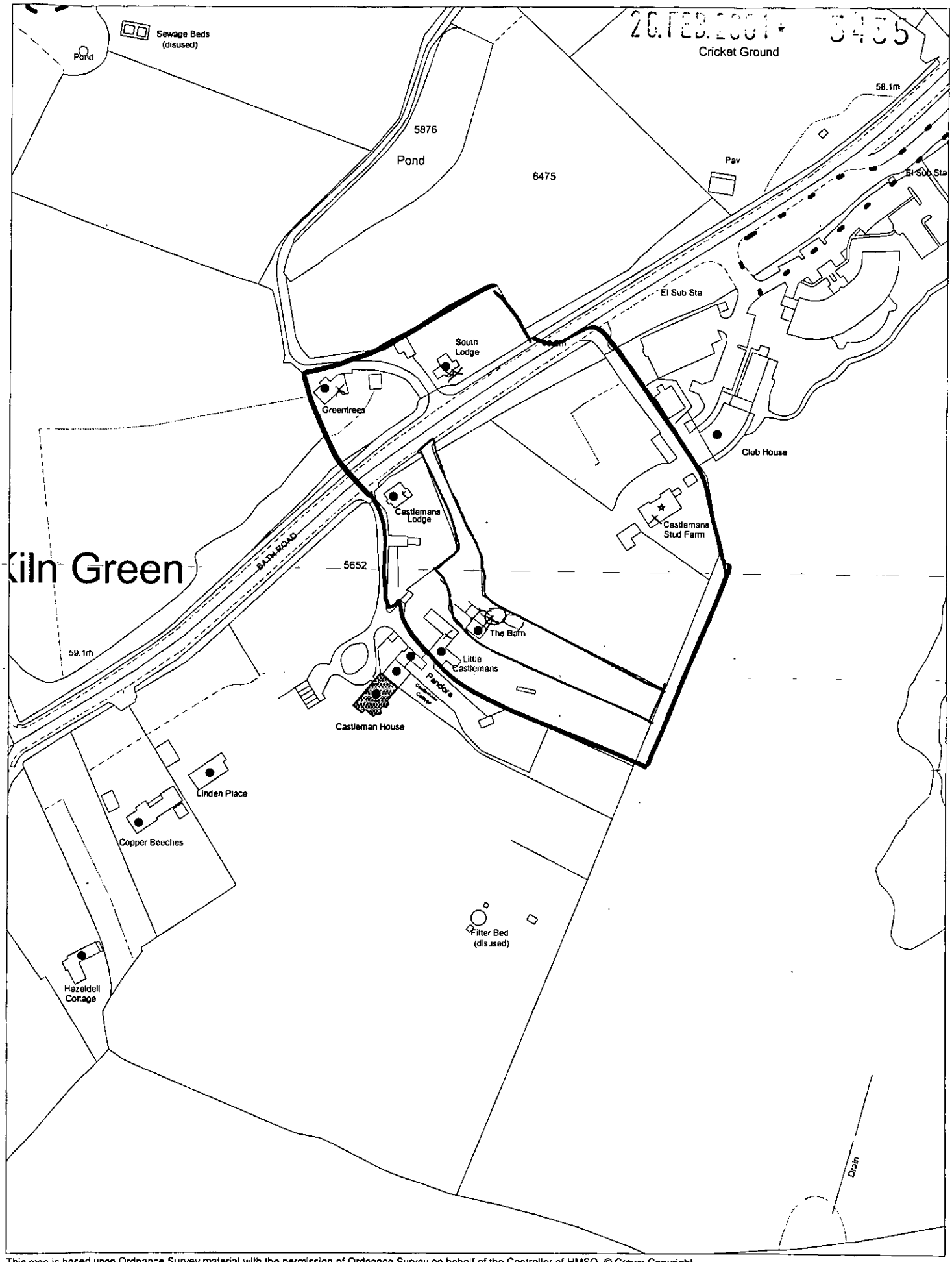
None of the land forms part of an agricultural holding.

Your signature: D Handover (PRDB)

on behalf of MR. J. RIDELL.

Date FEB 20TH 2001

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



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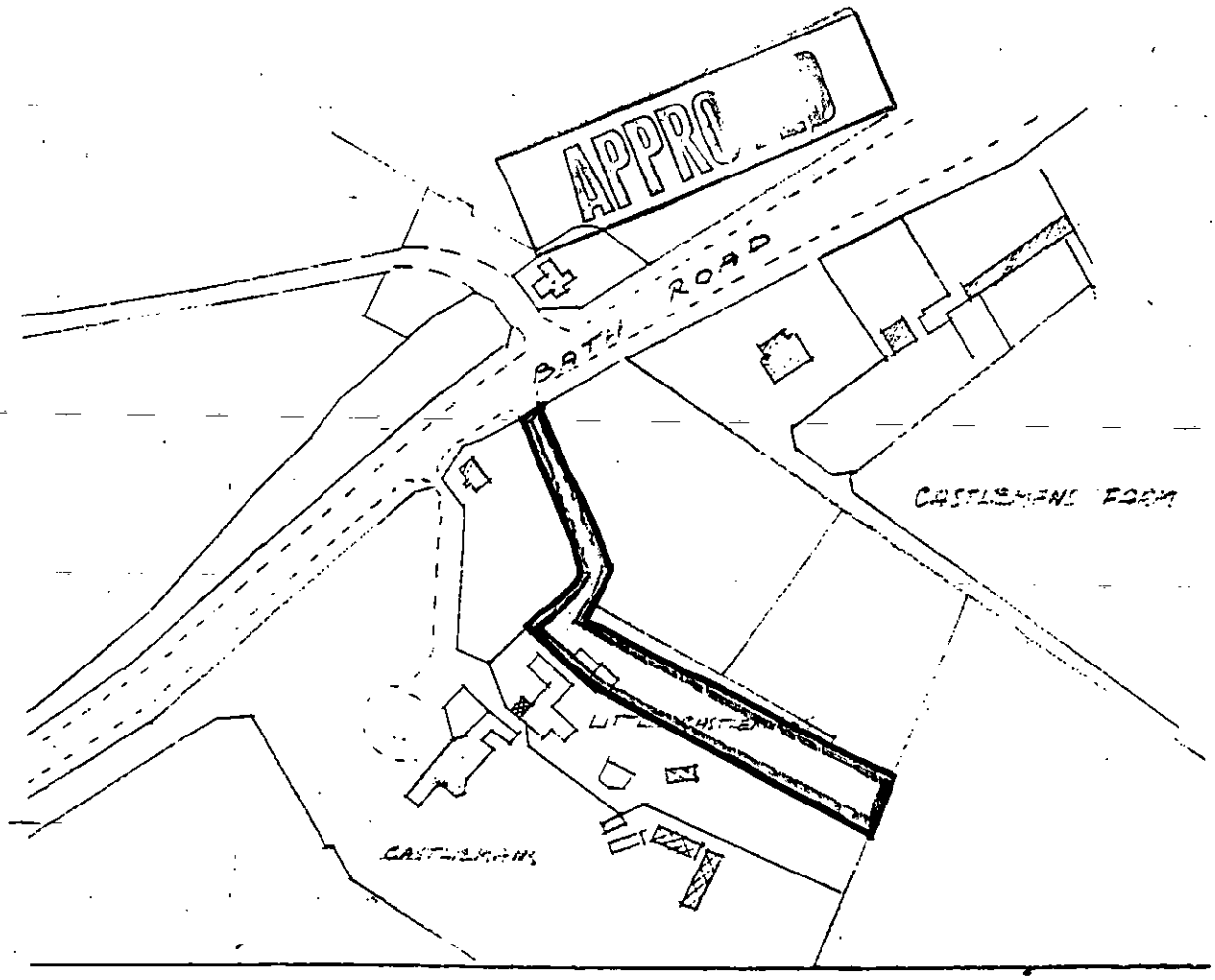
Development Control Section, Environmental Services, Wokingham District Council.

27 February 2001 Scale: 1 : 2500

N
W E
S

20.FEB.2001 3435

BLOCK PLAN SCALE 1/2500



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