APPLICATION NO:
F/2000/0797

LOCATION:
Galtimore Dunt Lane, Hurst Reading.

APPLICANT:
L Frost C/O Gregory Gray Associates

PROPOSAL:
Proposed demolition of existing outbuildings erection of extensions to dwelling and change of use of agricultural land to residential curtilage

EARLIEST DATE FOR DECISION: **03/04/2000**

APPLICATION EXPIRY DATE: **25/04/2000**

CASE OFFICER: **Simon Lewis**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

L Frost
C/O Gregory Gray Associates
Chartered Town Planning Consultants
Redcliffe
17 Dinorben Close
Fleet
GU13 9SL

Application Number: F/2000/0797

Parish: **HURST**

Location: **Glatimoor, Dunt Lane, Hurst, Reading.**

Proposal: **Proposed demolition of existing outbuildings erection of extensions to dwelling and part change of use of agricultural land to residential curtilage**

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 external work shall be carried out in materials that resemble in size, colour and texture, 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) no development within the curtilage of the dwellinghouse(s) hereby permitted shall be carried out without planning permission.

Condition
4. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority and thereafter maintained as such.

Condition
5. The residential curtilage hereby permitted is shown by the site area edged in red on the submitted location plan received by the Local Planning Authority on 29th February 2000.

Condition
6. Prior to the commencement of the development the outbuildings shown to be demolished shall be removed from the applicant's land and the land reinstated in accordance with a scheme which will have been submitted to and approved in writing by the Local Planning Authority.

Condition
7. The area shown on the permitted drawings for vehicle parking, garaging and turning 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.

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

Reason
2. In the interests of visual amenity.

Reason
3. In the interests of rural amenity.

Reason
4. In the interests of visual amenity.

Reason
5. For the avoidance of doubt.

Reason
6. In the interests of rural amenity.

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

John Mitchell
Development Control Manager
Date: 31st 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.

WORK SHEET FOR : Simon Lewis

Application Number : F/2000/0797

Applicant : L Frost C/O Gregory Gray Associates.

Location : Galtimore, Dunt Lane, Hurst, Reading.
Proposal : Proposed demolition of existing outbuildings erection of extensions to dwelling and change of use of agricultural land to residential curtilage

Site Notice Displayed ? :

YES	NO	DATE
✓		18/3/2000

Date of Neighbour Notifications : .....

Date of Site Visit : 5/4/2000

Date Registered : 29/02/2000

Earliest Date for Decision : 03/04/2000

Latest Consultation Date/Site Notice Expiry Date : 03/04/2000

Application Expiry Date: 25/04/2000

Consultation Responses : Hurst Parish Council - objection - grounds of harmful impact upon countryside.

Highways Authority - no objection subject to condition.

Planning Issues : Impact upon character of rural area. Increase in floor area of existing dwelling on a rural location.

Relevant Policies WCC1, WCC4, WCC7 Wokingham Dist L.P (Dep. Draft)

LTV2, LC15, LC19 - Loddon Area Local Plan.

Application Number: F/2000/0797

Appraisal :

The existing dwelling has not been extended previously. The proposed extension amounts to a 68% increase in the floor area over the existing. This is contrary to planning policy in particular WCC7 of the Wokingham District Local Plan (Deposit Draft) as amended. The applicant argues that the extension is justified as the overall proposal includes the removal of 5 agricultural/ancillary buildings on the adjoining land amounting to 374 square metres of floor space and would result in the improvement in the appearance of the site in the surrounding area. One other building would be retained and continued to be used as a domestic garage. In addition residential curtilage of the site would be extended to incorporate some of the land currently occupied by the other buildings.

The applicant has indicated that they would be happy to agree to the removal of permitted development rights for the property if planning permission were to be granted.

The previous application ref:99/70545/F was refused because the size of the extension (100% increase over the existing floor are) was considered to be excessive and contrary to planning policy even taking into account the removal of the agricultural/outbuildings. However, on balance the latest proposal is considered to be acceptable because the smaller extension would be more appropriate in the countryside location and also the benefits of the removal of the agricultural/outbuildings further justifies this.

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

Application Number F/2000/0797
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2.	SC53	SR09	'WORK'
3.	SC05	SR11	
4.	SC50	SR09	
5.		SR04.	The residential curtilage hereby permitted is shown by the Site area edged in red on the Submitted location plan received by the LPA on 29 February 2000.
6.		SR11	Prior to the commencement of the development the outbuildings shown to be demolished shall be removed from the applicant's land on the land reinstated in accordance with a scheme which has been submitted to and approved in writing by the LPA
7.	SC23	SR06	Parking, garaging + turning

RECORD OF SITE VISIT

SITE ADDRESS: Galtimore Dunt Lane Hurst Reading.

APPLICATION NUMBER: F/2000/0797

OFFICER: Simon Lewis

DATE OF SITE VISIT: 3/4/2000

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Rural area.
- mix of uses/dwellings on the Site.

3. DESCRIPTION OF SITE/BUILDING Existing bungalow and other ancillary buildings.

4. RELATIONSHIP TO ADJOINING PROPERTIES Isolated location no impact upon neighbours.

5. SITE CONSTRAINTS ✓

TREES ✓

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

24th April, 2000

PLANNING SERVICES | HPT 28669
POL | TLS
DC | ENF
APP |
CS | 25 APR 2000
COPIES TO: | FILE

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Simon Lewis

Dear Mr. Lewis,

Application No. F/2000/0797

I refer to the above-mentioned Application by Mr. L. Frost Galtimore, Dunt Lane, Hurst, regarding proposed demolition of existing outbuildings. Erection of extensions to dwelling and change of use of agricultural land to residential curtilage.

The Council object to this proposal on the grounds that, by virtue of the large increase in the size of the existing dwelling and expanding residential curtilage, it would result in a development harmful to the character and appearance of this rural area and would be contrary to Policies LTV2, LC19 of the Loddon Area Local Plan and Policies WCC1, WCC4 and WCC7 of the Wokingham District Local Plan (Deposit Draft) as amended.

The Application should, therefore, be refused.

Yours sincerely,

Clerk

HIGHWAYS CONSULTATION SHEET

From: Simon Lewis

Date: 10 March 2000

Application Number: F/2000/0797

Proposal: Proposed demolition of existing outbuildings erection of extensions to dwelling and change of use of agricultural land to residential curtilage

Site Address:
Galtimore, Dunt Lane, Hurst, Reading.

Applicant:
L Frost C/O Gregory Gray 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).

COMMENTS AS PREVIOUS - 70545 - 20/10/99

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

17-3-00

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassooiates.co.uk

PLANNING SERVICES	HPT 27371
POL	TLS
DC SL	ENF
APP	
CS	

S. Lewis Esq.,
Planning Department,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR.

16th March 2000

Our Ref: DL/00/141

Dear Mr. Lewis,

GLATIMOOR, DUNT LANE, HURST, BERKSHIRE.
F/2000/0797

I am in receipt of the registration details relating to the above application.

Please would you amend the description of development to incorporate "part change of use..." as the application does not propose residential curtilage for all of our Clients land.

description amended. 20/3/2000 M.

Please also note that the spelling of the property is incorrect on the registration details.

Spelling amended 20/3/2000 M.

Yours sincerely,

Mark Leedale

Gregory Gray Associates

CHARTERED TOWN PLANNING CONSULTANTS
'Redcliffe', 17 Dinorben Close, Fleet, Hants, GU13 9SL.
Telephone: 01252 624004 Fax: 01252 684160
E-Mail: info@ggassoociates.co.uk

Head of Planning and Transportation,
Wokingham District Council,
Shute End,
Wokingham,
Berks, RG40 1WR.

29.FEB.2000* 0797

25th February 2000

Our Ref: DL/00/141

Dear Sir,

DEMOLITION OF EXISTING BUILDINGS, ERECTION OF EXTENSIONS AND CHANGE OF USE TO RESIDENTIAL CURTILAGE – GLATIMOOR, DUNT LANE, HURST, BERKSHIRE.

We are pleased to enclose the following particulars in respect of the above proposal:

Six copies drawing no. 9909/01 showing the existing situation
Six copies drawing no. 9909/02A showing the proposed extensions
Six copies drawing no. 9909/04
Six copies ordnance survey plan with the site edged red and proposed paddock in blue
Six copies ordnance survey plan coloured for identification purposes
Six copies oblique aerial photograph
Six copies planning application forms part 1 duly completed
The Certificate of ownership duly completed
The application enjoys a concessionary fee in respect of the determination of 99/70545/F.

The application is submitted following correspondence and meetings with your Mr. Lewis. In essence it was agreed that although the proposal represents extensions which are more than those usually allowed in respect of policies LC19 and WCC7, this may be offset against the demolition of agricultural buildings. These have a significant material impact both visually and with regard to their former intensive use.

This principle aside we have, as suggested by Mr Lewis, deleted the summerhouse from the proposed development and reduced the site area for which an extension to the curtilage is sought. This is now 'tight' to the garage as suggested by Mr. Lewis. Our Client also agrees to the removal of Permitted Development rights under Part 1 Classes A and E.

In citing a case for departure we again refer to the following matters:

1. Planning history

The site has been the subject of various applications and appeals for an additional dwelling. In addition, an application to reuse the former pig breeding buildings for commercial purposes was refused in 1981 under reference 15604; and a further application for the continued use of the buildings for storage of caravans was refused and dismissed at appeal in 1992. This application and appeal (38900) also considered the retrospective use of a large garage for domestic purposes and the Inspector found this to be acceptable in a split decision. As such, the residential curtilage has already been extended in terms of use and this is shown on the coloured ordnance survey plan.

The other significant planning history is set out in the appeal decision relating to the adjoining property which is known as The Shieling. In January 1996 under references 44021(F) and 44439(F) planning permission was granted for a further extension to this property. At paragraph 3 the Inspector noted that these amounted to either a 93.2% or 84.8% increase in floor space when considered cumulatively.

At paragraph4 the Inspector rightly considered that this was, by any judgement, a 'major' extension to the original property and also referred to other extensions recently granted planning permission in the immediate vicinity. There were:

- Four acres — Extensions granted in 1988 to allow a 90% increase in floor space.

  Further extensions granted on appeal (retrospectively) amounting to a total increase in floor space of 443% over the existing dwelling.

- 1 & 2 Red Tiles — Extensions granted in 1989 to allow a 113.8% increase in floor space.

- Woodside — 1991 Permission granted for a replacement two storey dwelling of 159.5 sq metres net of a garage. The existing bungalow 92.5 sq. metres and the grant of permission represented a 73% increase in floor space.

- Furze Covert — In 1989 planning permission was granted for an extension amount to 78% increase in floor space.

The Inspector's conclusion in relation to The Shieling was that the cumulative impact of extensions was 'slight, particularly when compared with other development which had been permitted in the relatively recent past' (paragraph 4).

The extension before you comprises an 80% increase in floor space and, as such, compares with the grant of planning permission in the above properties which are in the immediate locality of the application site.

2. **Visual impact**

Notwithstanding the foregoing, the proposal before you is for a rationalisation of built development. Drawing 9909/001 is annotated to show that some 409 sq metres of building will be demolished. Moreover, the aerial photograph shows that these are relatively large in footprint and of poor visual appearance. As such and notwithstanding their permitted agricultural use as a swill cooking house and pig breeding unit, the removal of these structures represents a visual enhancement to the rural character of the area.

In terms of the proposed increase in residential curtilage, consideration should be afforded to the domestic garage use granted in the 1992 appeal. Additionally, the fact that the applicant does not seek this use over the whole of his ownership is also material and he is more than happy to agree to the removal of Part E Permitted Development Rights such that the Council may control all curtilage development in the future.

In summary, the proposal before you represents a reasoned case for applying adopted and emerging Local Plan policies flexibly and by any judgement must represent a visual gain to the character and amenity of this rural area.

We trust you have all the information required and please do telephone our office if we can be of further assistance.

Yours faithfully,



Mark Leedale

Enc.

① GALTIMORE

E

ADDRESS DUNT LANE PARISH HURST

PLOT No. ORD. SHEET No. SU. 7971 S7

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
2/56	MR L. BARROW	OUTLINE	20.2.56	N/A
PO/24/58	MR. J CLEARY	PIG BREEDING SHED	11.2.58	APP.
PO/72/59	MR A CLEARY	DEEP LITTER HOUSE	10.3.59	APP.
R/89/59	"	"	9.6.59	APP.
O/249/60	MR. J. CLEARY	OUTLINE	5.11.60	N/A
O/214/61	"	"	18.10.61	N/A
97/62	"	DETACHED BUNGALOW	12.7.62	APP.
05506	MR. R. WILLIAMS	O/APP 2 BUNGALOWS	30.9.76	N/A
05658	"	BUNGALOW	16.12.76	N/A
06823	"	SPECIAL PLANT HOUSE TO GARAGE W/SHOP ETC.	29.9.77	N/A
07651	"	O/APP. BUNGALOW	16.2.78	N/A

DATE OF COMPLETION

MINISTRY DECISION O/214/61 - APPEAL

SPECIAL ORDERS

DRAINAGE

091074

② GALTIMORE

E

ADDRESS DUNT LANE PARISH HURST

PLOT No. ORD. SHEET No. SU. 7971 S7

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
14282	MR. J. WALLINGTON	O/APP. 2 BUNGALOWS	23.10.80	N/A
15694	"	USE OF BUILDING FOR CARAVAN OR COMM. VEHICLES, W/SHOP + OFFICES	4.6.81	N/A
38900 APPEAL	MR. R. FROST (RETRO)	CONT. USE OF LAND FOR STORAGE OF CARAVANS / REAR GARAGE	12.6.92	REF
99/70545/F	"	Dem. Bldgs. excl. Cats & C. of U. of Ag. Land to RES Curtilage	16.11.99	REF

DATE OF COMPLETION

MINISTRY DECISION 38900 – APPEAL DISMISSED

SPECIAL ORDERS

DRAINAGE

091074

29.FEB.2000* 0797

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 29 FEB 2000

Officer: SL | Application No. F/2000/0797

Map No. 54 Site 0:29

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED DEMOLITION OF EXISTING OUTBUILDINGS ERECTION OF EXTENSIONS TO DWELLING AND CHANGE OF USE OF AGRICULTURAL LAND TO RESIDENTIAL CURTILAGE

Location: GAITMOOR DUNT LANE

Parish: HURST Ward: HURST

Applicant: MR FROST

RE-SUBMISSION 99/70545/F

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	If they are applying for c/u from agricultural land to residential, have they deleted correct part of agric. holdings cert.?		

X Not agric holding check do it on last appl.

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	NF: .....
(Landscape)	(NK) .....
(Trees)	(NK) .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
(Highways)	(XA) .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

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

.....

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

NEIGHBOURS:

..... "The Sheiling", Dunt Lane .....

.....

.....

.....

.....

.....

.....

.....

.....

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer ALL QUESTIONS in BLOCK LETTERS. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-
THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

29.FEB.2000 0797

1.	APPLICANT'S NAME	L Frost Esq
	ADDRESS	c/o Agent
	POSTCODE	PHONE:
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Gregory Gray Associates
	ADDRESS	Chartered Town Planning Consultants Redcliffe 17 Dinorben Close Fleet
	POSTCODE	GU13 9SL PHONE: 01252 624004
3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in blue:	SITE LOCATION:	Galtimoor Dunt Lane Hurst
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		Demolition of existing buildings, erection of extensions and part change of use to residential curtilage
5. Give the area in hectares or part of a hectare	AREA OF SITE	
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	Dwg no.s 9909/01, 02A, 04; ordnance survey plans

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING? Tick the boxes

CHANGE OF USE	X	REDEVELOPMENT		
ERECTION OF NEW BUILDING		ALTERATION or EXTENSION	X	

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION		See question 10
FULL PERMISSION	X	
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number.
TEMPORARY PERMISSION		State period required.
RELAXATION OF CONDITIONS		State relevant application no.

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application

SITING		EXTERNAL APPEARANCE	
DESIGN		MEANS OF ACCESS	
LANDSCAPING			

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	Agricultural, disused pig units & part residential curtilage	
12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	No	If yes, show existing route(s) and any proposed alternatives on the plans
13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED	No	If so, show their positions, spread and species on the plans and which, if any, are to be felled
14. STATE EXTERNAL MATERIALS TO BE USED	Facing bricks Plain tiles	
15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	By existing hedgerow, trees and post & rail fencing	
16. HOW WILL SURFACE WATER BE DISPOSED OF?	Soakaways	
17. HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system: Yes If no, please give details:	
18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	Alteration from horseshoe access to single access	
19. HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?	No	

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, PLEASE COMPLETE THE FOLLOWING TABLE:

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/	/	/
BUNGALOW	/	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	No	If YES, complete Part 2 of the form
22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OR MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	No	If YES, please ask for and complete Part 3 of the form
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	Concessionary fee 99/70545/F	

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building regulations Approval.

SIGNED:  ON BEHALF OF: L Frost Esq DATE: 29 February, 2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate

SECTION 66 CERTIFICATE

Application No. 29.FEB.2000 0797

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

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

Owners (a) name	Address at which notice was served	Date on which notice was served

* See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue 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 accompanying application were owners (a) of any part of the land to which the application relates.

Owners (a) name	Address at which notice was served	Date on which notice was served

* See Note (a) to Certificate A

- 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) Insert description of steps taken

(b)

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

the (c)

on (d)

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

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

OR

I certify that:

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

- I have/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 the 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)

- Notice of the application as attached to this certificate, has been published in the (c)

on (d)

(b) Insert description of steps taken

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

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

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 a 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

On behalf of **L Frost Esq**

Date **29 February 2000**

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

Received by Wokingham District Council

Application No: F/2000/0797

Proposal:
Proposed demolition of existing outbuildings erection of extensions to dwelling and change of use of agricultural land to residential curtilage

Location:
Galtimore, Dunt Lane, Hurst, Reading.

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

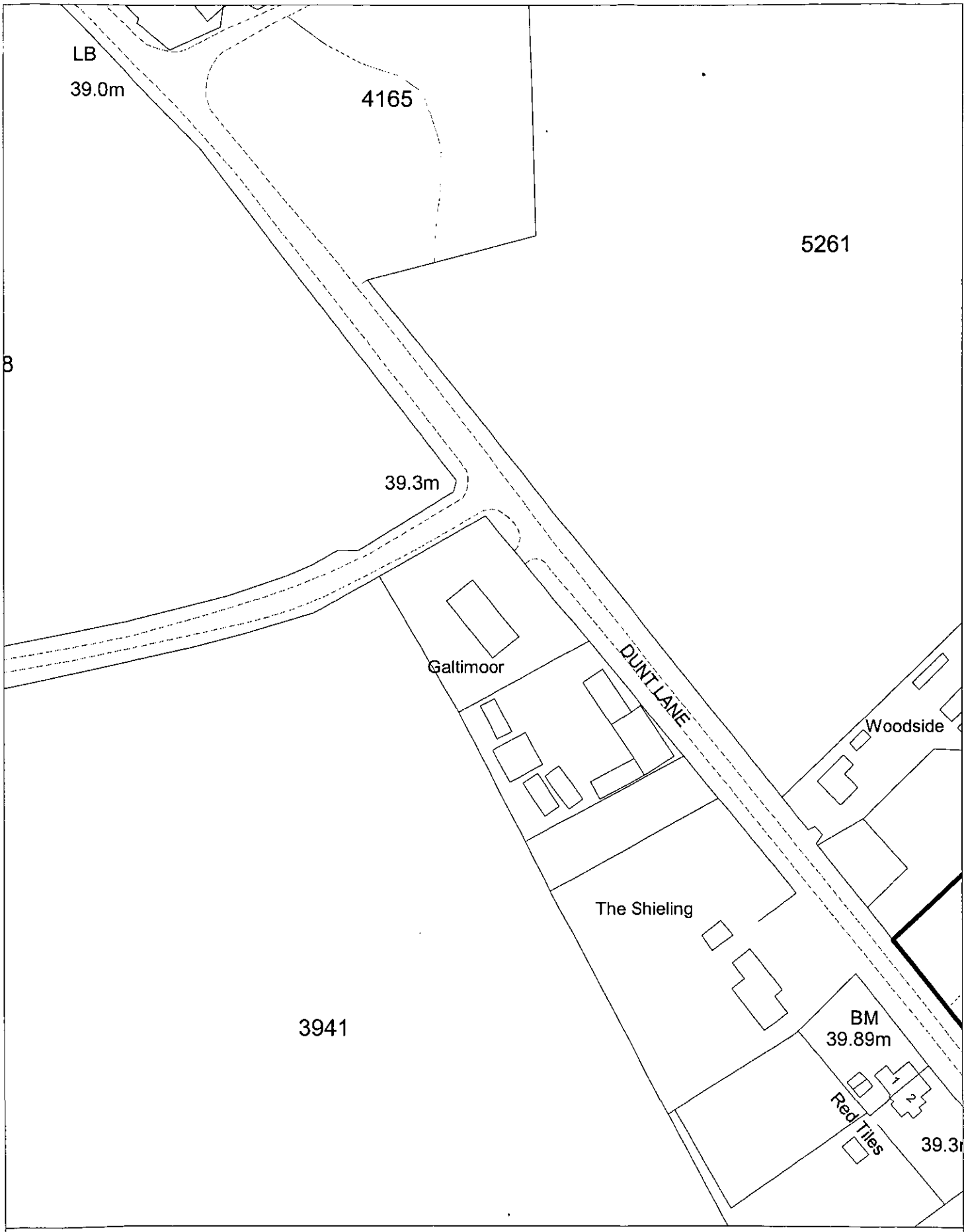
PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/04/2000. 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



Site Plan, Scale: 1 to 1250

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

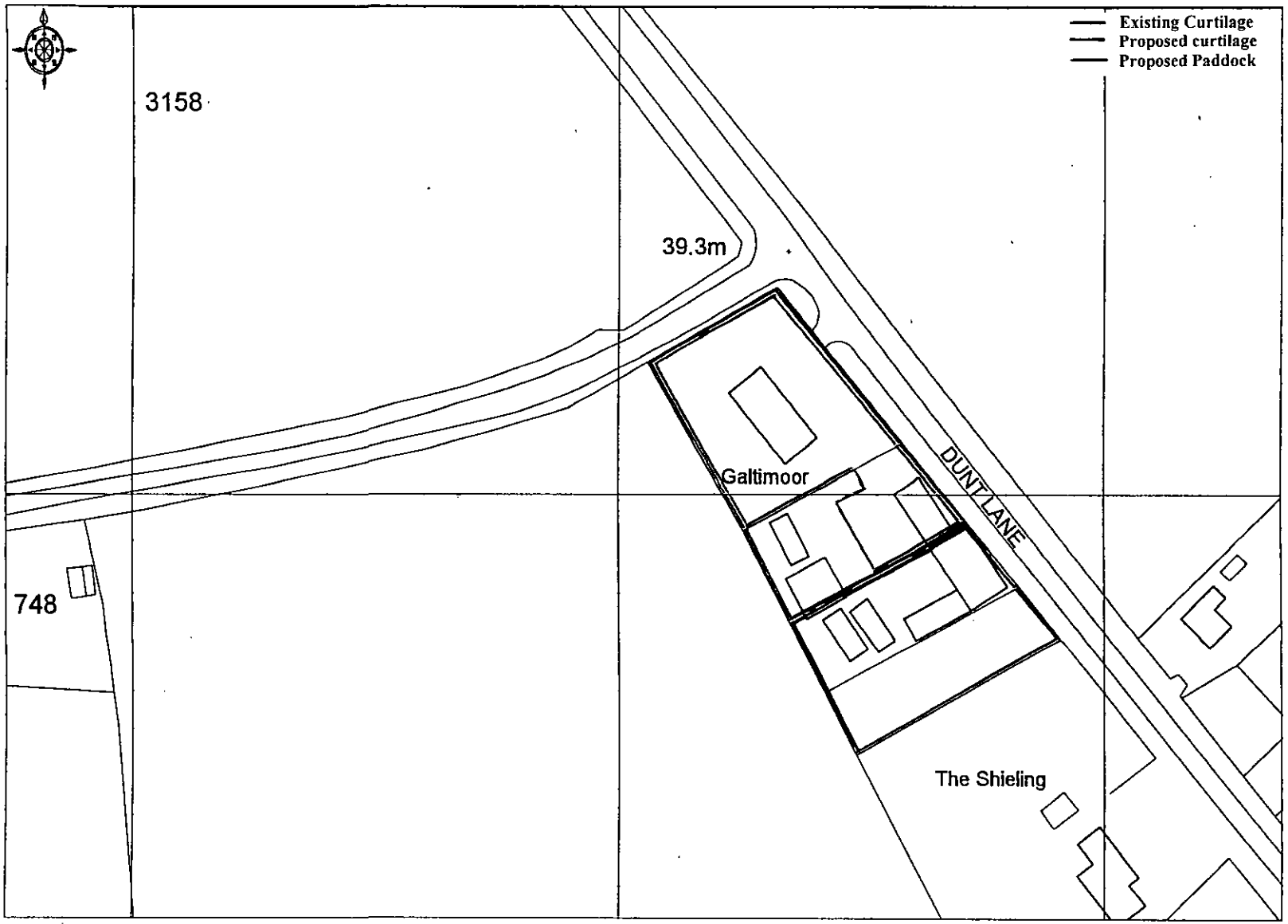
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134

Date: 7 March 2000

N
W E
S

29.FEB.2000* 0797

APPROVED



© Crown Copyright 1999 Based on Ordnance Survey digital data Survey Scale - 1:2500 Plotted Scale - 1:1250
(Scales other than at Survey Scale should not be used for accurate measurement). Business occupancy data ©1999 Thomson Directories Ltd.

Ordnance Survey
Value Added Reseller

29.FEB.2016 07:27