APPLICATION NO:
F/2000/0285

LOCATION:
45 Markby Way Reading.

APPLICANT:
R Bennett C/O R F Hood

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

EARLIEST DATE FOR DECISION: **19/02/2000**

APPLICATION EXPIRY DATE: **29/02/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

R Bennett
C/O R F Hood
12 Kirkfell Close
Tilehurst
READING
Berkshrie
RG31 6QL

Application Number: F/2000/0285

Parish: **EARLEY**

Location: **45 Markby Way, Lower Earley, Reading**

Proposal: **Proposed single storey side and rear extensions 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 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 windows or similar openings shall be constructed in the west elevation of the extension, facing 43 Markby Way.

Condition
4. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition

5. This consent relates to the application as amended by and shall be carried out in accordance with revised drawing nos. P/611/1B and P/611/2A submitted to the Local Planning Authority on 4th February 2000 showing a single storey side and rear extension.

Reason

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

Reason

2. To ensure a satisfactory external appearance.

Reason

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

Reason

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

Reason

5. For the avoidance of doubt.

Head of Planning and Transportation
Date: 29 February 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.

finalised for planning.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0285	EXC
BUILDING CONTROL NUMBER	R99/0152	Martin
~~APPLICANT~~/AGENT	R Flood.	
ADDRESS OF SITE	45 Markeby Way Lower EARLEY.	
DESCRIPTION OF PROPOSED WORK	2 storey ~~side~~ ext + S/S ~~rear~~ ext. reduced to S/S side + rear exts.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	P/611/1A	P/611/1B
ELEVATIONS	— "	— "
FLOOR PLANS	"	"

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	29/2/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes.	
IF YES, WHAT ARE THE DIFFERENCES ?	DC - scheme reduced to S/S. Major differences	
DATE	2/3/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED BC	2/3/00		
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0285

Applicant : R Bennett C/O R F Hood.

Location : 45 Markby Way Lower Earley.
Proposal : Proposed ~~two storey side extension to dwelling and~~ single storey side and rear extensions to dwelling

Site Notice Displayed ? :	YES	NO	DATE
		✓	

Date of Neighbour Notifications : 19 Jan 2000

Date of Site Visit : 17 January 2000

Date Registered : 04/01/2000

Earliest Date for Decision : 09/02/2000

Latest Consultation Date/Site Notice Expiry Date : 06/02/2000

Application Expiry Date: 29/02/2000

Consultation Responses :

Highways - SC23 (SR06) Parking + Garaging

Earley TC - "no objection"

Planning Issues :

Identified Settlement

WBE1 - neighbours / street scene

Application Number: F/2000/0285
45 Markby Way, Earley

Appraisal: The original proposals were for single-storey extensions to the front of the garage and across the whole width of the property at the rear, with a projecting wing along the boundary with 43 Markby Way, and a first-floor extension above the garage. It was considered that the first-floor of extension should be set back at the front, to reduce the impact on the street scene and that the rear projecting wing of the rear extension should be set in from the boundary to avoid being overbearing to occupants of 43 Markby Way.

The revised proposals represent a considerable reduction in the scale of the proposals, with the extensions being restricted to single-storey. To the front of the property the garage would be extended by one metre, to the level of the existing porch, and at the rear the property would be extended by 1.8 metres across its whole width. There would be a pitched roof over the garage and front and rear extensions, continuing along the rear elevation as a lean-to. The slope of the roof would be parallel to that of the existing roof of the house and have a ridge height of 5.7 metres. At the rear a small perpendicular extension, with a pitched roof and ridge height of 3.5 metres, would project a further 1.7 metres but it would be set in by 0.85 metres from the boundary with 43 Markby Way.

Although the ridge of the roof above the garage would be quite high it would be sloping away from the street and it would not be prominent from Markby Way or the public open space to the rear. In relation to 43 Markby Way, the neighbouring property has an existing conservatory which projects approximately to the rear No 45 and the extension would project a total of 3.5 metres beyond this: 1.8 metres adjacent to the boundary and a further 1.7 metres set in from the boundary. It is not considered that the extension would be overbearing or result in loss of light to the neighbouring conservatory. No side windows are proposed.

Therefore, the impact of the proposals on the neighbours and character of the area is considered acceptable.

Recommendation: conditional approval

Application Number F/2000/0285
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	
03	SC08	SR05	In the west elevation of the extension facing 43 Markby Way.
04	SC23	SR06	Parking and garaging
05	SC04	SR04	Consent drawings no. P/611/1B and P/611/2A ~~submitted on~~ 4/2/00 a single storey side and rear extension

Please change description to "Proposed single storey side and rear extensions to dwelling"

Thanks

RECORD OF SITE VISIT

SITE ADDRESS: 45 Markby Way Reading.

APPLICATION NUMBER: F/2000/0285

OFFICER: Emy Circuit

DATE OF SITE VISIT: 17 Jan '00.

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS residential POS to rear

3. DESCRIPTION OF SITE/BUILDING detached house with garage to the side

4. RELATIONSHIP TO ADJOINING PROPERTIES set back in relation to 43, which has rear conservatory, level with back of 45 bungalows on opposite side of POS. No side windows at No 43

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1·8m ~~conn~~ fence to rear + No 47
2m conifers to No 43

OTHERS

Received by Wokingham District Council

Application No: F/2000/0285

PROPOSAL:

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

LOCATION:

45 Markby Way Lower Earley.

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)
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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/02/2000. 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 of Planning and Transportation

Tel (0118) 974 6479

Date: 22/2/00

My ref: F/2000/0285

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: 33505 - Wokingham

CONFIDENTIAL

Councillor D Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

Dear Councillor

Application Number: F/2000/0285
45 Markby Way Lower Earley.
Proposed ~~two~~ storey side extension to dwelling and single storey rear extension.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact Emy Circuit on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 3/3/00
Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer. **Emy Circuit** Application Number: **F/2000/0285**
45 Markby Way Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: J Carpenter Date: 28-2-00

Print Name:

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

confirmed by phone 28/2 - does not wish to call in

Tel: (0118) 974 6479

Date: 22|2|00

My ref: F/2000/0285

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: 33505 – Wokingham

CONFIDENTIAL

Councillor D Carpenter
8 Stanton Close
Earley
Reading
RG6 7DX

Dear Councillor

Application Number: F/2000/0285
45 Markby Way Lower Earley.
Proposed ~~two~~ storey side extension to dwelling and single storey rear extension.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers.

If you have any questions please do not hesitate to contact Emy Circuit on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 3|3|00
Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0285**
45 Markby Way Reading.
Proposed two storey side extension to dwelling and single storey rear extension.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name: _____

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

Tel: (0118) 974 6479

Date: 22/2/00

My ref: F/2000/0285

WOKINGHAM DISTRICT COUNCIL
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: 33505 – Wokingham

CONFIDENTIAL

Councillor C Smith
7 Northam Close
Lower Earley
RG6 3AJ

Dear Councillor

Application Number: F/2000/0285
45 Markby Way ~~Reading.~~ Earley
Proposed ~~two~~ single storey side extension to dwelling and single storey rear extension..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact Emy Circuit on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

Tel: (0118) 974 6479

Date: 22/2/00

My ref: F/2000/0285

WOKINGHAM DISTRICT COUNCIL
Environmental Services Department
Planning Services
P.O. Box 157
Shute End Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

Councillor D Swindells
12 Culford Close
Lower Earley
RG6 3AS

Dear Councillor

Application Number: F/2000/0285
45 Markby Way Reading. Earley
Proposed ~~two~~ single storey side extension to dwelling and single storey rear extension..

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact Emy Circuit on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	24 JAN 2000
Officer: EXC	Application No. F/2000/0285

~~58/59~~

Map No. 53 Site 0.04

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 SINGLE STOREY REAR EXTENSION

Location: 45 Markley Way

Parish: Earley

Ward: Little Hungerford
13.1.2000

Applicant: R. Bonnett

Fee Received 95.00 (5) 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 : 13.1.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

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

NEIGHBOURS:

..... 4N + Rose Cottage, Mill Lane ✓ .....

.....

.....

.....

.....

.....

.....

.....

.....

Please do neighbour notifications on the following applications:

① 2000/0285 - 45 Markby Way - 43 + 47 Markby Way ✓

② 2000/0293 - 359 Whitley Wood Lane - 357 and 361, Whitley Wood Lane ✓

③ 1999/0260 - 6 Milton Road - 4 & 8 Milton Road. ✓

④ 2000/0279 - 2 The Hawthornes — 4 The Hawthornes + 19 The Hawthornes. ✓

Thanks

Jemy.

19/01

Denise

FROM: Emy Circuit

DATE: 13 January 2000

DELEGATED

Earley Town Council Consultation Sheet

Application Number: F/2000/0285

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

Site Address: 45 Markby Way Lower Earley.

Applicant: R Bennett C/O R F Hood.

Your observations are required in respect of this application **by 06/02/2000** .

NO OBJECTION

SIGNED: _____ DATE: 17 FEB 2000

CLERK TO Earley Town Council

Date: 09 February 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0285

Location: 45 , Markby Way, Lower Earley, Reading.

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

Applicant: R Bennett C/O R F Hood.

Case Officer: Emy Circuit

The new plans show the following: First floor extension and single storey workshop omitted and the single-storey utility area set in from the boundary with 43 Markby Way by 850mm. Drawing nos P/611/1B, P/611/2A.

Comments are required by 19/02/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/0285 (Planaps) / (Ludhouse) Date Rec. 4/2/00

Location: 45 Marlby Way,

Parish Farley

Applicant: R. Bennett

Description of attached plans: The first-floor extension and ~~g~~ single-storey workshop omitted and the single-storey utility area set in from the boundary with 43 Marlby Close by 850mm.

Drawing No's: P/611/1B and P/611/2A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____ 1. NK (Landscape & Trees) _____ ☐
_____ 2. NK (Env. Design) _____ ☐
_____ 3. XA (Highways) _____ ☐
_____ 4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: Owner/Occupiers Rose Cottage, Mill Lane & nos 43 - 47 Marlby Way Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EXC

Consultations Sent by Admin. on 09.02.95.

Yellow - Part One Copy
Green - Officer's Copy

Planning Dept.,
Wokingham District Council.

Your Ref: Emy Circuit-F/2000/0285.

12, Kirkfell Close,
Tilehurst,
Reading,
RG31 6QL.

2.2.00.

PLANNING SERV... 25530
POL
DC ✓ E&S
APP
CS
04 FEB 2000
COPIES TO: ACT

F.A.O. Ms. E. Circuit.

Dear Sirs, Re: Application No. F/2000/0285.
45, Markby Way, Reading.

Further to my recent telephone conversation with Ms. E. Circuit I have pleasure to enclose 4 No. copies of drawings Nos. P/611/1B & 2A which have been amended as follows:

1/ First floor extension over garage now omitted.

2/ Workshop omitted.

3/ Utility area set-in from boundary 850mm.

I trust this meets with your approval.

Yours faithfully

cc. Mr. R. BENNETT.

0285

REVISED PLAN

To:
Highways

From: Emy Circuit

Date: 13 January 2000

Application Number: F/2000/0285

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

Site Address:
45, Markby Way, Lower Earley.

Applicant:
R Bennett C/O R F Hood.

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

CONDITIONAL APPROVAL

SC 23 - PARKING & GARAGING (SR 06)

N.S. Tatler

20-1-00

ADDRESS 45 MARKBY WAY PARISH WOODLEY EARLEY 1.4.85

PLOT No 218 AREA D - LOWER EARLEY ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
14586	LAING	163 DWELLINGS	18.12.80	N/A	CIA
BR13548	"	"	7.6.81	APP	N/A
16881	"	DET. HOUSE & GARAGE	11.2.82	N/A	REF
17778	"	"	27.7.82	N/A	REF
BR21345	"	"	3.10.83	APP	N/A

DATE OF COMPLETION

MINISTRY DECISION 17778 - GRANTED ON APPEAL - 10.1.83

SPECIAL ORDERS

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 04.DEC.2000* 0265

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	R. BENNETT
	Address and postcode	45, MARKBY WAY, LOWER EARLEY, READING, RG6 3BG
	Phone number	9617902
2	Agent's Name	R. F. HOOD
	Address and postcode	12, KIRKFELL CLOSE, TILEHURST, READING, RG31 6QL
	Phone number	9425277
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.	45, MARKBY WAY.
4	Give brief details of the proposal for example, two storey side extension. About the application	PROPOSED 2 STOREY SIDE EXT'N WITH SINGLE STOREY REAR EXT'N
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.	RED BRICK TO MATCH EXSTG RED TILES " " "
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: 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.		
	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.

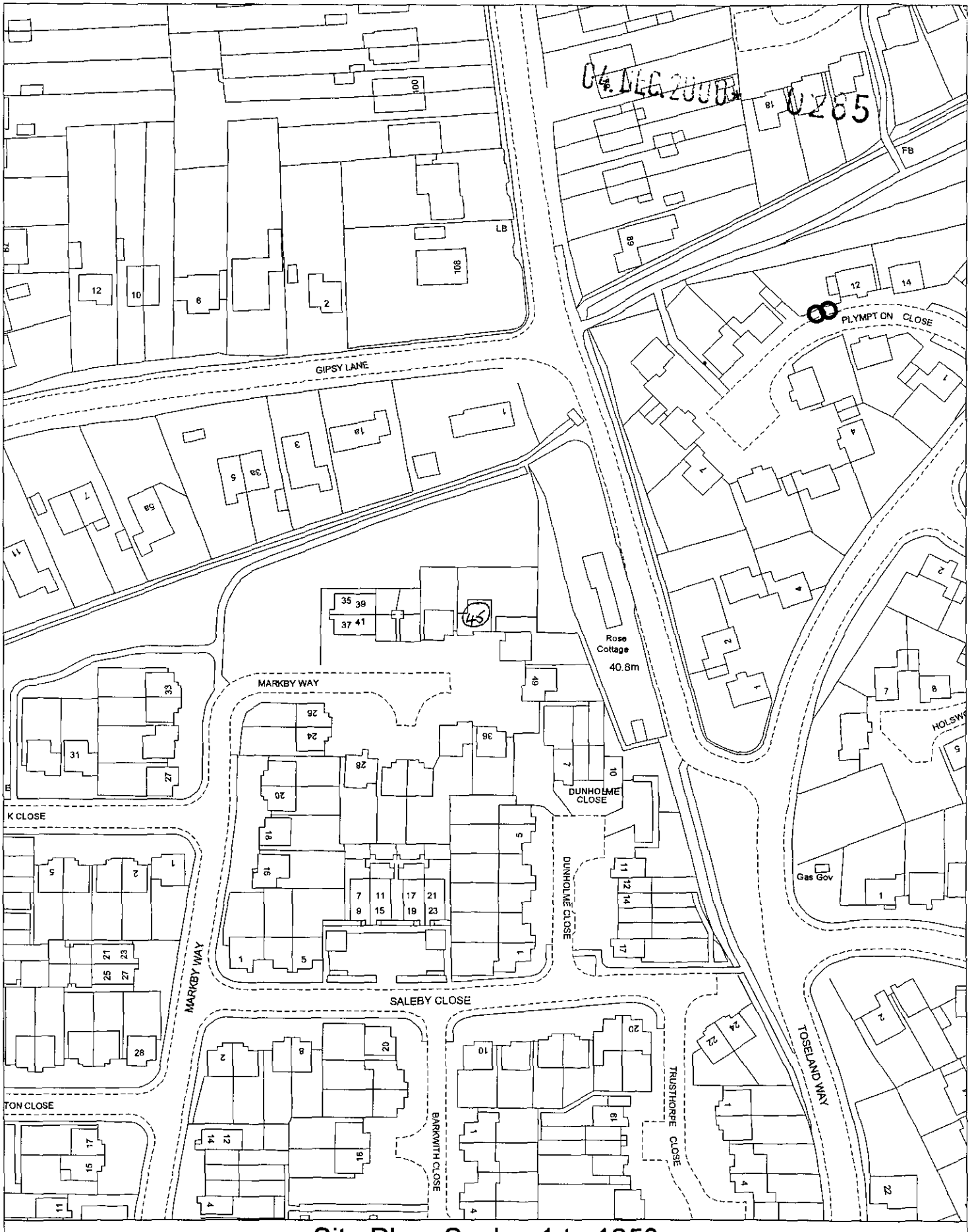
Owner's name	Address at which the notice was served	Date on which the notice was served
MR. D. SUTHERLAND	43, MARKBY WAY, LOWER EARLEY, READING	18/12/99

None of the land forms part of an agricultural holding.

Your signature: R Bennett on behalf of R. BENNETT

Date 20/12/99

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



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.

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Date: 7 January 2000

N
W E
S