APPLICATION NO:
F/2001/3500

LOCATION:
25 Paddock Heights, Twyford Reading.

APPLICANT:
Mr A Mc Neile C/O Harrall Design Associates

PROPOSAL:
Proposed single storey side & rear extension to dwelling (Amendment to consent 2000/2307).

EARLIEST DATE FOR DECISION: **06/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
30/04/2001

CASE OFFICER: **George Allpress**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr A Mc Neile
C/O Harrall Design Associates
14 Tomlinson Drive
WOKINGHAM
Berkshire
RG40 3NZ

Application Number: F/2001/3500

Parish: **TWYFORD**

Location: **25 Paddock Heights, Twyford, Reading**

Proposal: **Proposed single storey side & rear extension to dwelling (Amendment to consent 2000/2307).**

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. Except where stated otherwise on the approved drawings, all new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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

Condition
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

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

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1
Loddon Area Local Plan Policy LBE1
Deposit Draft Wokingham District Local Plan Policy WBE1

Informative

2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters, overhang will encroach on, under or over adjoining property. The applicant should also note that this permission does not give any right of access onto adjoining property for construction or maintenance purposes.

John Mitchell

John Mitchell
Development Control Manager
Date: 12/04/2001

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: **14 March 2001**

My ref: F/2001/3500

CONFIDENTIAL

Councillor Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

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/2001/3500
25, Paddock Heights, Twyford, Reading.
Proposed single storey side & rear extension to dwelling (Amendment to consent 2000/2307).

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/2001/3500**
25, Paddock Heights, Twyford, Reading.
Proposed single storey side & rear extension to dwelling (Amendment to consent 2000/2307).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Tomlin

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

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

Tel: 0118 974 6442

Date: **14 March 2001**

My ref: F/2001/3500

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
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John Mitchell

John Mitchell
Development Control Manager

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Proposed single storey side & rear extension to dwelling (Amendment to consent 2000/2307).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor C A Ferris

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

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

Tel: 0118 974 6442

Date: **14 March 2001**

My ref: F/2001/3500

CONFIDENTIAL

Councillor Conway
20 Arnside Close
Twyford
RG10 9BS

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

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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2001/3500**
25, Paddock Heights, Twyford, Reading.
Proposed single storey side & rear extension to dwelling (Amendment to consent 2000/2307).
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Conway

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

Received by Wokingham District Council

Application No: F/2001/3500

Proposal:
Proposed single storey side & rear extension to dwelling (Amendment to consent 2000/2307).

Location:
25, Paddock Heights, Twyford, 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/04/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

14 March 2001

WORK SHEET FOR: George Allpress

Application Number: F/2001/3500

Applicant: Mr A McNeile C/O Harral Design Associates.

Location: 25 Paddock Heights, Twyford, Reading.

Proposal: Proposed single storey side and rear extension to dwelling (Amendment to consent 2000/2307).

Site Notice Displayed? :	YES	NO	DATE
	✓yes		17/03/01

Date of Neighbour Notifications : 14/03/01

Date of Site Visit : 22/03/01

Date Registered : 05/03/2001

Earliest Date for Decision : 06/04/2001

Latest Consultation Date/Site Notice Expiry Date : 06/04/2001
11/04/01 (GA)

This application will have expired on: 30/04/2001. 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 comments in respect of the initial application were to: recommend approval subject to conditions requiring retention of parking/garaging and to ensure appropriately sized front parking spaces.

Environment Agency - in response to the initial application made no objection - but issued advice to the applicant in respect of surface water run off.

The Agency now recommend the addition of a condition regarding surface water discharge and an informative in its respect.

Given there is little difference between or time lapse between the two applications it is recommended that just the advice note is attached.

Twyford Parish Council - The Council object to this proposal on the flowing grounds:- i) The revised proposal is still too large and will leave the dinning room with little natural light. ii) The garage will cut out light from the neighbour's windows. iii) The area for parking is not wide enough to get out of

the car easily and will severely restrict the neighbour's ability to get in and out of their car when parked alongside.

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

Planning Issues : The issue addressed by this application is neighbour amenity.

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

Application Number: F/2001/3500

Appraisal :

Planning permission was granted for a similar scheme on the 27th October 2000.

The plot coverage of the approved scheme is roughly the same as that currently proposed.

A marginally smaller gap is proposed to be left between proposed flank and plot boundary with the attached neighbour, the hand of the utility area in the rear extension has been swapped, likewise the rear door has been relocated and the elevation which faces the unattached neighbour is proposed as largely glazed, whereas it would previously have been of solid brick. The rear extension otherwise does not differ.

The approved scheme proposed a car port with solid side facing the unattached neighbour at the side of the dwelling. The current application proposes a solid brick built garage. The plot coverage of the garage is the same as the car port in its width, but would project further forward by approximately 1.0 metre.

Non of the changes are considered to adversely impact on neighbour amenity. The glazed side of the rear extension would remain set back from and separated from the boundary with the unattached neighbour. The separation and fence between would ensure against material harm. The attached neighbour has planning permission for a rear extension, albeit marginally less in depth than that approved. However, the proposed would not result in material harm, and there has been no material change in this respect.

The proposed side garage is a common feature to semi-detached dwelling and not of a size or bulk that is considered to result in material harm.

The street scene view would be of a subservient single storey side extension and therefore harm to the street scene is not considered to result.

The parking provision remains as approved and Plan compliant.

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

Application Number: F/2001/3500
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
1	C001	R001	**FULL PERMISSION - 5 YEARS**
2	C015	R015	**EXTERNAL FINISHES - UNLESS STATED TO MATCH**
3	C044	R044	NO WINDOWS TO BE INSERTED
approved.....			INSERT: .....in the side elevations of the extensions hereby
4	C049	R049	GARAGE(S) TO BE RETAINED FOR VEHICLE PARKING
5	C122	R122	PARKING AND TURNING AREA BEFORE OCCUPATION
			INFORMATIVE
1	N16		**INSERT:** Berkshire Structure Plan policy EN1: Loddon Area Local Plan and Wokingham District Local Plan Deposit Draft 1997 policy WBE1.
2	N06		**WITHIN CURTILAGE**

RECORD OF SITE VISIT

SITE ADDRESS: 25 Paddock Heights, Twyford, Reading.

APPLICATION NUMBER: F/2001/3500

OFFICER: George Allpress

DATE OF SITE VISIT: 22/03/01

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential street comprising semi-detached houses and bungalows.

3. DESCRIPTION OF SITE/BUILDING Two storey dwelling with brick and render elevations and concrete roof tiles.

4. RELATIONSHIP TO ADJOINING PROPERTIES NE of no.23 the unattached neighbour and SW of attached no.27.

5. SITE CONSTRAINTS

TREES	No trees in the vicinity of the proposed extensions.
ACCESS/PARKING	Drive, single garage plus front garden parking for 1 car.
LEVELS	Land level falls to SW marginal becoming more pronounced beyond neighbouring houses.
BOUNDARY TREATMENT	Hedge at front timer fencing to rear.
OTHERS	None

Our ref: SP\2001\003457\001
Your ref: F/2001/3500
Date: 3rd April 2001

ENVIRONMENT AGENCY

SERVICES | HPT 42089
POL | TLS
DC GA | ENF
APP
CS
06 APR 2001
COPIES TO: | ACK:
FILE:

FAO: George Allpress
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Sir

PROPOSAL: Single Storey Side & Rear Extension To Dwelling
LOCATION: 25 Paddock Heights, Twyford, Reading

Thank you for your letter dated 14 March 2001, which was received on 16 March 2001. You are asked to quote the following reference in any correspondence: **SU77NE/5/17**.The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

Planning Conditions

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

Planning Informatives

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

Advice To Planning Authority

Waste Regulation : Contact Miranda Wycherley On 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Reference	Distance From Site	Landfill Name	Details
SU 794 755	230m	Ruscombe Turn, Twyford	Low Risk Waste

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

In view of distance and the nature of the material deposited at the site it is unlikely that landfill gas will present a risk to this proposal..

Land Drainage: Contact Amanda Reed On 01276 454331

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Advice To Applicant

Scientific Support: Contact Ian Doyle On 01276 454365

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference.
A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. ROSE.

Matt Rose
Development Planning Team

CC: Harrall Design Associates, 14 Tomlinson Drive, Wokingham, Berkshire, RG40 3NZ

Please ask for: Sarah Paxman

FROM: George Allpress

DATE: 14 March 2001

RECEIVED
15 MAR 2001

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2001/3500

Proposal: Proposed single storey side & rear extension to dwelling (Amendment to consent 2000/2307)..

Site Address: 25, Paddock Heights, Twyford, Reading.

Applicant: Mr A Mc Neile C/O Harrall Design Associates.

Your observations are required in respect of this application **by 06/04/2001** .

The Council object to this proposal on the following grounds:-

i) The revised proposal is still too large and will leave the dining room with little natural light.
ii) The garage will cut out light from the neighbour's windows.
iii) The area for parking is not wide enough to get out of the car easily and will severely restrict the neighbour's ability to get in and out of their car when parked alongside.

PLANNING SERVICES	HPT 42077
POL	TLS
DC GA	ENF
APP	
CS	
06 APR 2001	
COPIES TO:	ACT:
	FILE:

SIGNED: _____ DATE: 3-4-01

Clerk To Twyford Parish/Town Council.

G-A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F.12001/3500 relates.

Address of site 25 PADDOCK HEIGHTS

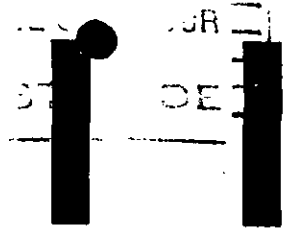
TWYFORD, BERKSHIRE

Signed Gai M Wells

Date 17/3/01

Postage
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

The Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire, RG40 1BN

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	05 MAR 2001
Officer: GA	Application No. F/2001/3500

Map No. 33 Site 0.03
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description: (F) PROPOSED SINGLE STOREY SIDE & REAR EXTENSIONS TO DWELLING (AMENDMENT TO CONSENT 2000/2307)

Location: 25 PADDOCK HEIGHTS

Parish: TWYFORD Ward: Twyford. 13.3.01 JB.

Applicant: MR A McNEILE (fee paid on 2000/2307)

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	other side conservatory		
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 : 13.3.08 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:

.....not pre-apps.....
.....
.....

NEIGHBOURS:

.....site Notice & see my first neighbour notices.....
.....
.....
.....
.....
.....
.....
.....
.....

Harrall Design Associates

Architectural : Interior : Shopfitting : Landscape : Planning Supervisors

05 MAR 2001 3500

MEMO

To: G. ALLPRESS. PLANNING DEPT.
WOKINGHAM DISTRICT COUNCIL

Ref: 25 PADDOCK HEIGHTS TWYFORD. Date: 1.3.2001.

FOLLOWING YOUR RECENT LETTER AND OUR TELEPHONE CALL I ATTACH MY AMENDED PLANNING APPLICATION.

14 Tomlinson Drive Wokingham Berkshire RG40 3NZ Tel/Fax: 0118 973 3069

ADDRESS 25 PADDOCK HEIGHTS PARISH TWYFORD

PLOT No. ORD. SHEET No. SU. 7976 33

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
59/54	COCKLOSTERS DEV. CO.	O/APP. RES. DEV.	21.4.54	N/A REF
732/54	"	"	12.10.54	N/A C/A
271/56	LEIGHTON CONTRACTORS	LAYOUT	8.5.56	APP
202/57	"	SEMI-DET. HOUSE	9.4.57	APP. APP
PD/462/60	R WILSON	GARAGE	3.11.60	APP. N/A
BR 748	MISS E. SIMPSON	CONSERVATORY	13.5.74	APP. N/A
F/2000/2307	Mr A McNeile	S/St. Side & Rear ext	27.10.00	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

05 MAR 2001 3500

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. A. McNEILE
	Address and postcode	25 PADDOCK HEIGHTS TWYFORD BERKSHIRE
	Phone number	
	Agent's Name	HARRALL DESIGN ASSOCIATES
	Address and postcode	14 TOMLINSON DRIVE WOKINGHAM BERKSHIRE RG40 3NZ
	Phone number	01189 733069
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.	25 PADDOCK HEIGHTS TWYFORD BERKSHIRE
4	Give brief details of the proposal for example, two storey side extension. About the application	SINGLE STOREY EXTENSION TO PROVIDE UTILITY ROOM, WC, CONSERVATORY AND 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.	TILES AND BRICKWORK ALL TO MATCH EXISTING.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☑ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

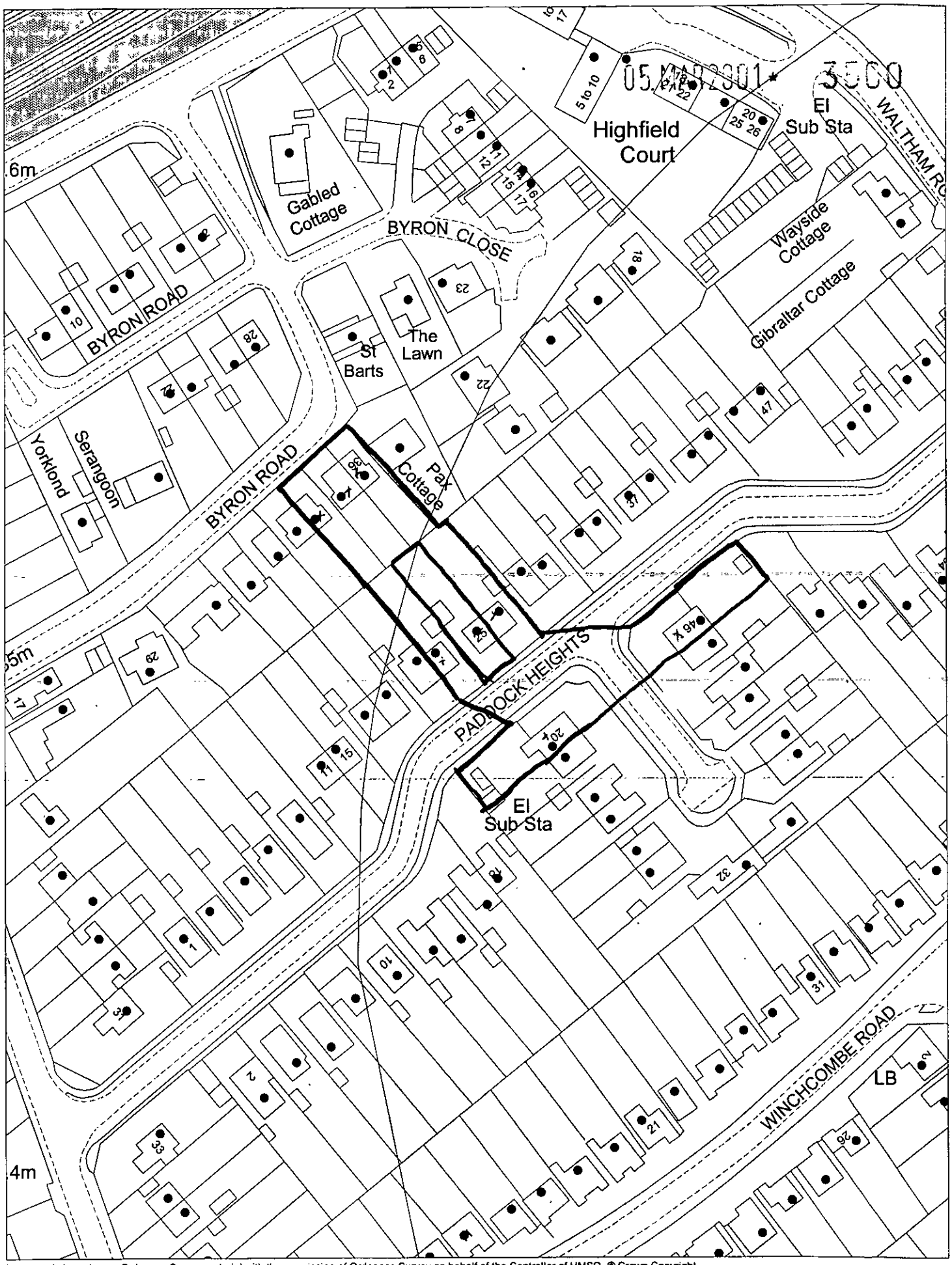
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of Mr. A. McNEILE

Date 1.3.2001

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



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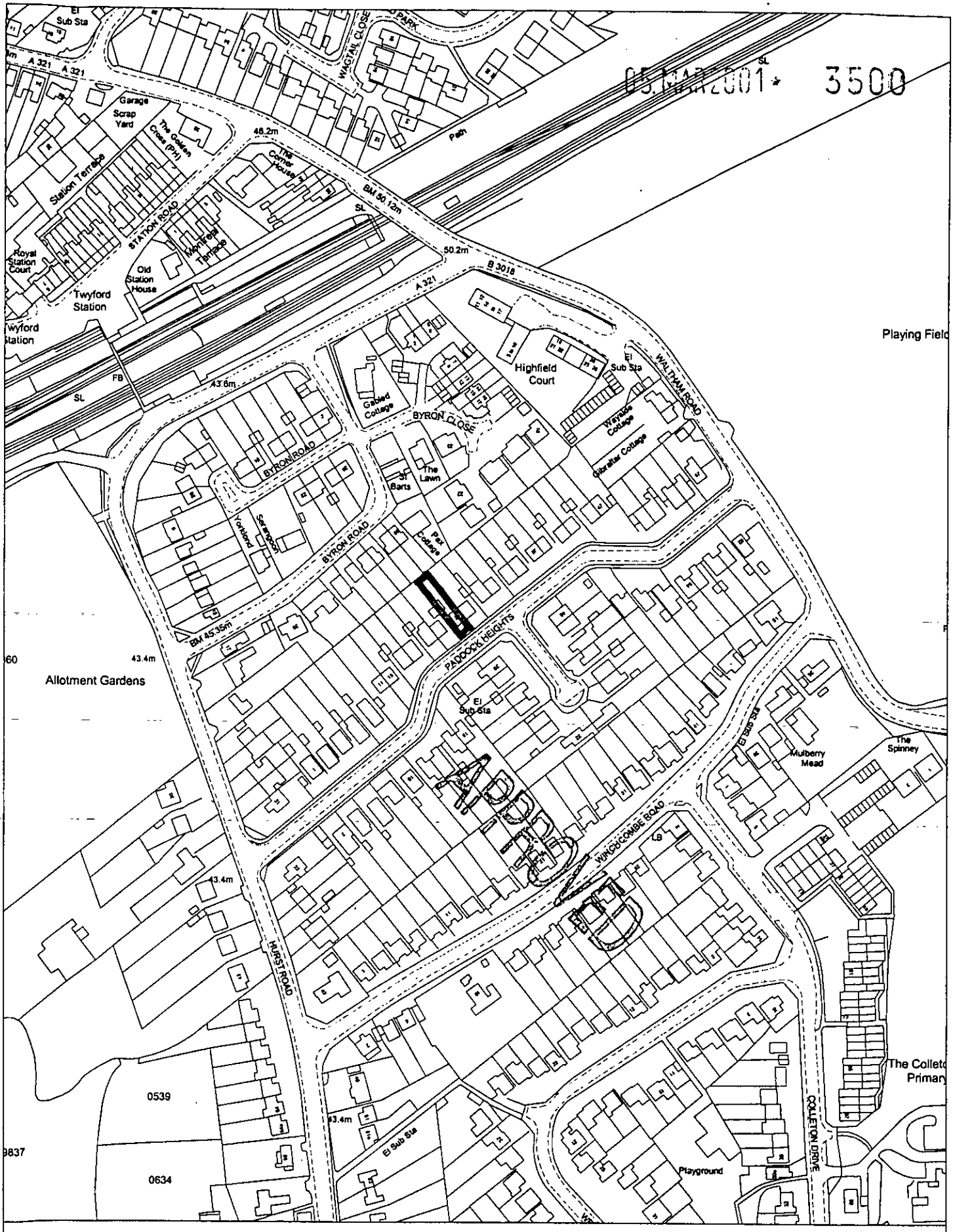
Development Control Section, Environmental Services, Wokingham District Council.

7 March 2001

Scale: 1 : 1250

N W E S



Site Plan, Scale: 1 to 2500

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Date: 1 September 2000

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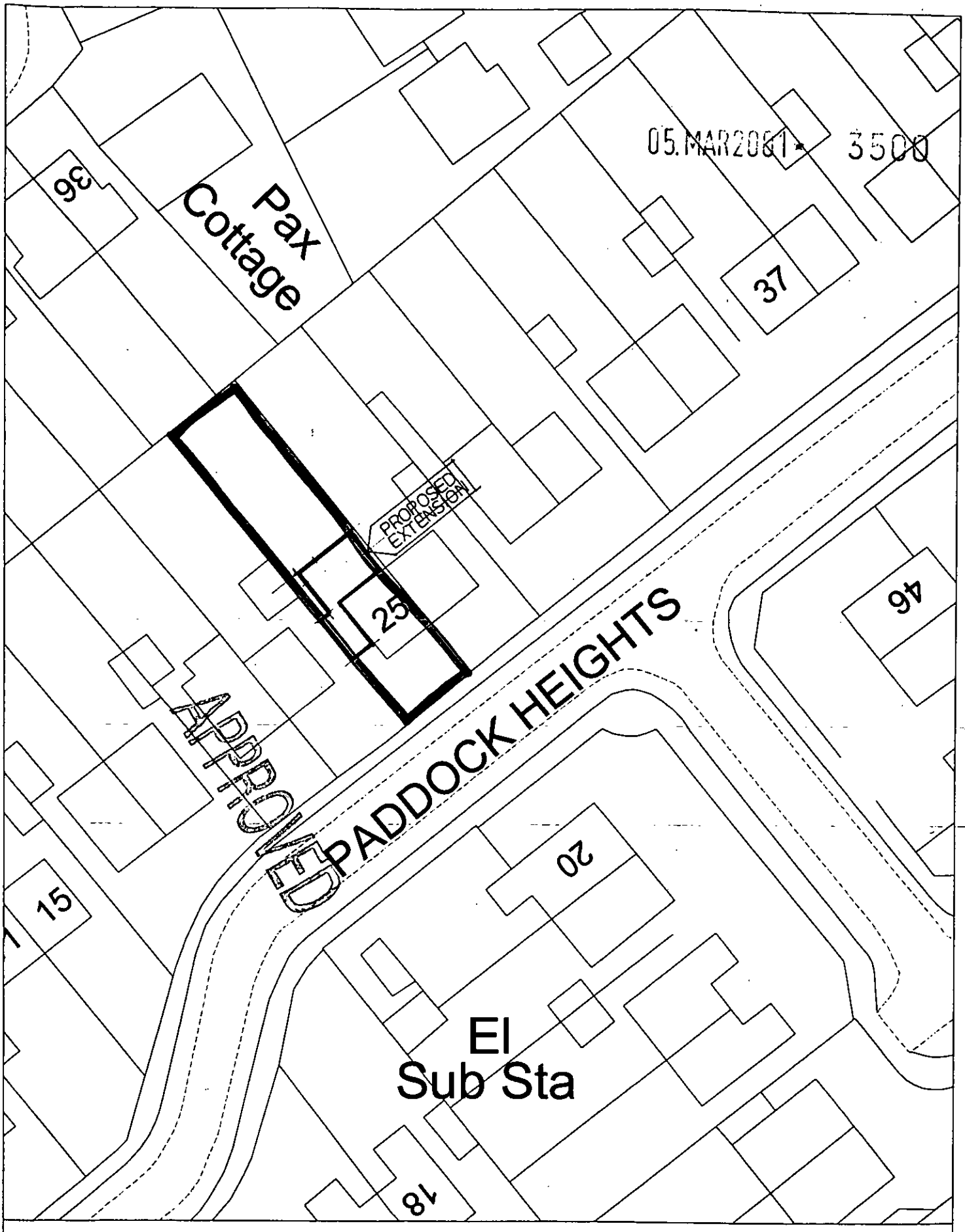

Site Plan, Scale: 1 to 500

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