~~01344 778734 [illegible]~~
~~RESIDENTS OF 102 ELLIS RD.~~
Discuss with [illegible]
[illegible]

APPLICATION NO:

F/2000/2762

LOCATION:
106 Ellis Road, Crowthorne.

APPLICANT:
Mr Fail & Ms Goddard C/O 4th Dimension Architectural Design

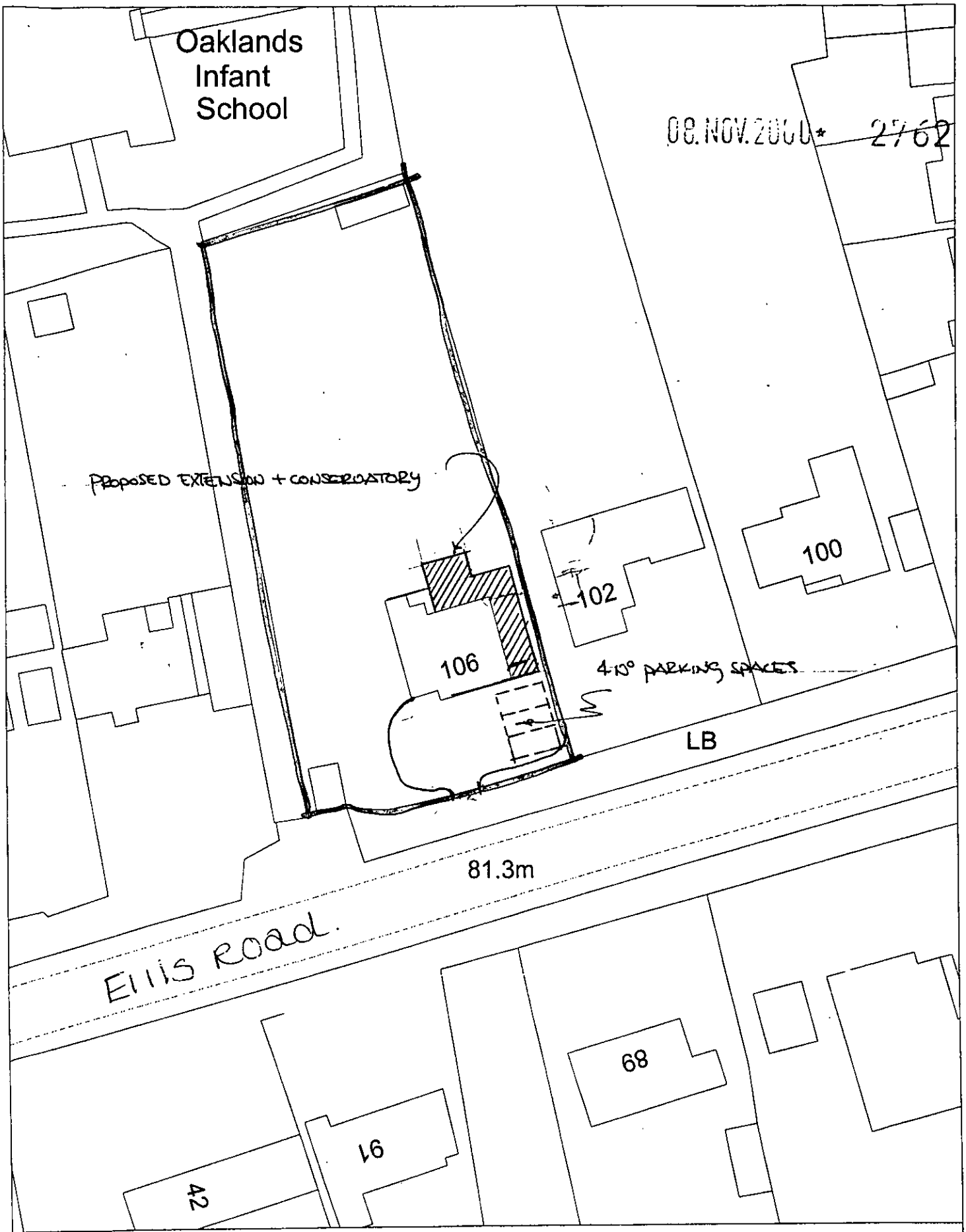
PROPOSAL:
Proposed single storey side extension to dwelling and single storey rear extension to form conservatory.

EARLIEST DATE FOR DECISION: **10/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 03/01/2001

CASE OFFICER: **George Allpress**

REFUSED



Site Plan, Scale: 1 to 500

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Date: 31 October 2000

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06 NOV 2000 *

2162



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Development Control Section, Environmental Services, Wokingham District Council.

13 November 2000

Scale: 1 : 1250

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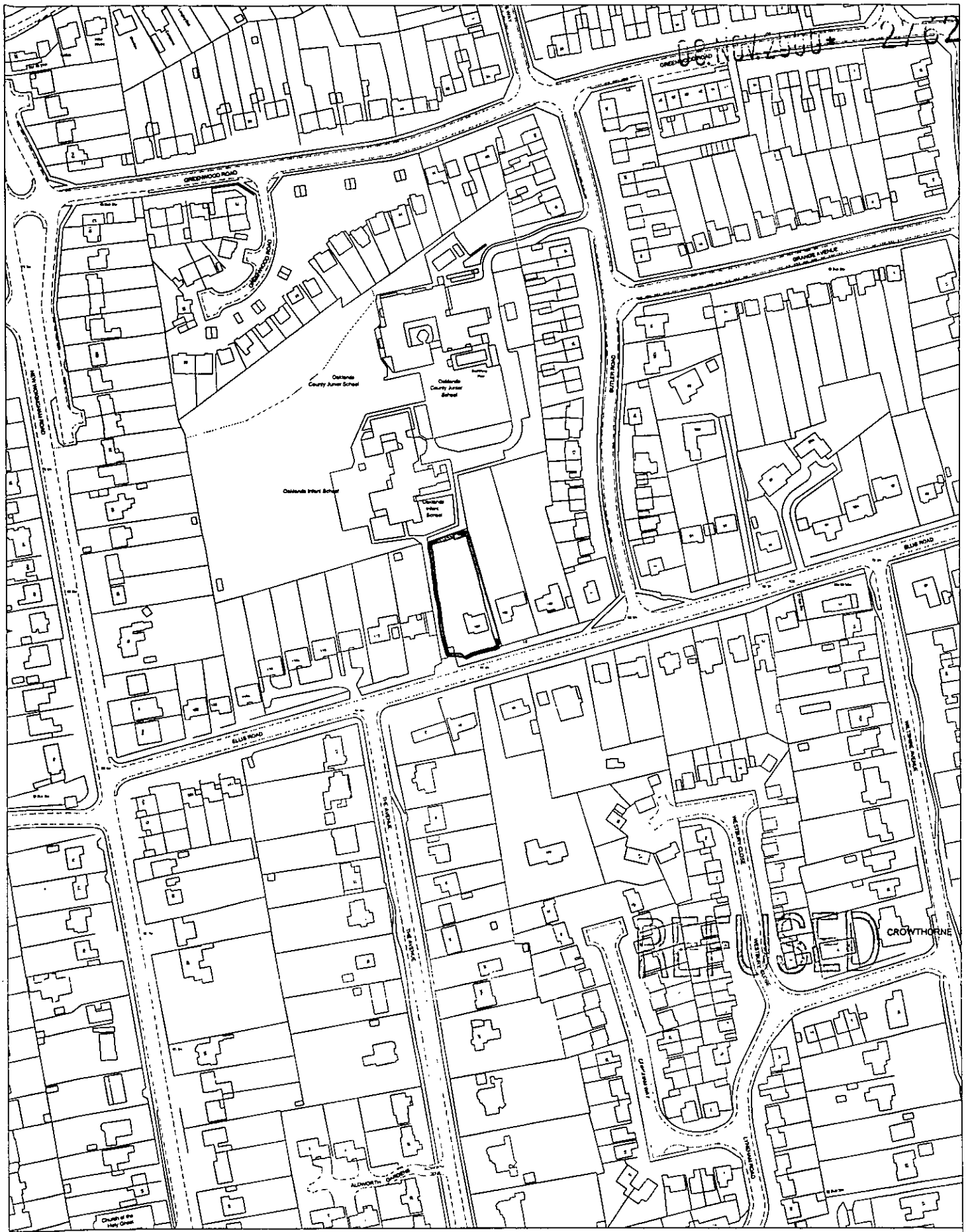

Site Plan, Scale: 1 to 2500

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Date: 31 October 2000

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WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Fail & Ms Goddard
C/O 4th Dimension Architectural Design
95 High Street
Crowthorne
Berkshire

Application Number: F/2000/2762

Parish:	**WOKINGHAM WITHOUT**
Location:	**106 Ellis Road, Crowthorne.**
Proposal:	**Proposed side extension to dwelling to form garage with en-suite / store over and single storey rear extension to form conservatory.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reasons for which are specified hereunder.

Reason
1. The proposed first floor extension would detract from the character and appearance of the existing dwelling resulting in harm to the street scene, and would thereby conflict with the Berkshire Structure Plan policy EN1, the South East Area Local Plan policies SBE1 and SBE2, and the Wokingham District Local Plan Deposit Draft policy WBE1.

Reason
2. The proposed extensions would have an overbearing impact, resulting in detriment to the amenity currently enjoyed by the occupants of the adjacent dwelling. The development therefore conflicts with the Berkshire Structure Plan policy EN1, the South East Area Local Plan policy SBE2, and the Wokingham District Local Plan Deposit Draft policy WBE1.

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.

South East Area Local Plan Policies SBE2 and ST5.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

John Mitchell

John Mitchell
Development Control Manager
Date: 15/12/2000

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: George Allpress

Application Number: F/2000/2762

Applicant: Mr Fall & Ms Goddard C/O 4th Dimension Architectural Design.

Location: 106 Ellis Road, Crowthorne.

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

Site Notice Displayed? :	YES	NO	DATE
	✓Yes		**25/11/00**

Date of Neighbour Notifications: 16/11/00

Date of Site Visit: 23/11/00 & 30/11/00

Date Registered: 08/11/2000

Earliest Date for Decision: 10/12/2000

Latest Consultation Date/Site Notice Expiry Date: 10/12/00
14/12/00 (GA)

This application will have expired on: 03/01/2001. 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 -

Wokingham Without Parish Council - no objections.

Occupants of no.102 Ellis Road - we are the owners of the most affected property, single storey does not adequately describe proposal which has two storeys of accommodation, building of this height and length between the two properties would severely affect the light to our kitchen window and patio area, sunlight would be lost. They also dispute the property boundary.

Cllrs. Ross - has written questioning the distance that would be left between 102 & 106 given the extension involves full two-storeys, the design of the proposal and access and egress.
Planning Issues: The issues raised by this application are impact to neighbour amenity, street scene and parking.

The following policies apply: Berkshire Structure Plan policy EN1: Policies SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

Application Number: F/2000/2762

Appraisal:

The application property is a two storey detached Victorian/Edwardian house. The house lies in large grounds, it is not symmetrical to its plot being closer to the east boundary (at just under 4.0 metres separating plot boundary and flank wall) than to the west boundary (with between 11 to 12 metre separation). The house has a frontage depth of around 10 metres. The house is an attractive property of its period. The principle roof is gable with ridge running east to west. To one side on the front elevation there is a two storey bay window with gable roof, and this is balanced on the other side with a pair of windows with gable roof over. The house has a single storey rear extension, but otherwise retains many of its original features.

The application proposes a chalet style extension with half hip roof on the east side of the dwelling. This part of the proposal would extend beyond the main rear building line by around 3.0 metres. At the rear, between the point where the side extension would finish and the existing single storey rear extension, the conservatory would be built.

The roof pitch of the proposed extension, at around 40 degrees, broadly mirrors that of the existing building. However, the angle of the roof is the only way in which the extension respects the form of the original building. The design, scale, form and massing completely detract from the character and appearance of the existing building. The proposed extension would appear incongruous and would therefore result in harm to the street scene.

The application is therefore considered to conflict with Policy SBE1 and SBE2.

The rake and reach of the roof coupled with the length of the extension in close proximity to the boundary with no.102 would have an overbearing impact to the detriment of the amenity of that property.

The application site is capable of meeting off street parking requirements.

Recommendation: Approval: ☐ **Refusal:** ☑

(tick appropriate box)

Application Number: F/2000/2762
~~Conditions~~/Reasons for Refusal

No	~~Std Con~~	~~Std Reas~~	~~Non Std Conditions~~ / Reasons for Refusal
1			The proposed first floor extension would detract from the character and appearance of the existing dwelling resulting in harm to the street scene, and would thereby conflict with: Berkshire Structure Plan policy EN1: Policies SBE1 and SBE2 of the South East Area Local Plan, and the Wokingham District Local Plan Deposit Draft 1997 policy WBE1.
2			The proposed extensions would have an overbearing impact, resulting in detriment to the amenity currently enjoyed by the occupants of the adjacent dwelling. The development therefore conflicts with: Berkshire Structure Plan policy EN1: Policies SBE2 of the South East Area Local Plan, and the Wokingham District Local Plan Deposit Draft 1997 policy WBE1.
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy EN1: Policies SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

John Mitchell
15/12/00

RECORD OF SITE VISIT

SITE ADDRESS: 106 Ellis Road, Crowthorne.

APPLICATION NUMBER: F/2000/2762

OFFICER: George Allpress

DATE OF SITE VISIT: 23/11/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Residential settlement characterised by mixed styles of large houses in spacious settings.

3. DESCRIPTION OF SITE/BUILDING Two storey detached Victorian/Edwardian house.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.102 adjacent to the east. No other dwelling within immediate vicinity.

5. SITE CONSTRAINTS

TREES	Beech to rear of site of proposed extensions.
ACCESS/PARKING	Front garden parking sufficient to accommodate 2/3 cars.
LEVELS	Level.
BOUNDARY TREATMENT	Shrubs and trees to the front; timber fencing, shrubs and trees to the rear.
OTHERS	None

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

Tel: 0118 974 6442

Date: **16 November 2000**

My ref: F/2000/2762

CONFIDENTIAL

Councillor Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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/2000/2762
106, Ellis Road, , Crowthorne.
Proposed single storey side extension to dwelling and single storey rear extension to form conservatory.

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/2000/2762**
106, Ellis Road, , Crowthorne.
Proposed single storey side extension to dwelling and single storey rear extension to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Ross

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

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

Tel: 0118 974 6442

Date: **16 November 2000**

My ref: F/2000/2762

CONFIDENTIAL

Councillor Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

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/2000/2762
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2762**
106, Ellis Road, , Crowthorne.
Proposed single storey side extension to dwelling and single storey rear extension to form conservatory.

I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____

_____

_____

Signed: _____ Date: _____
Councillor Lewis

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

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

Tel: 0118 974 6442

Date: **16 November 2000**

My ref: F/2000/2762

CONFIDENTIAL

Councillor Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

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/2000/2762
106, Ellis Road, , Crowthorne.
Proposed single storey side extension to dwelling and single storey rear extension to form conservatory.

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

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **George Allpress** Application Number: **F/2000/2762**
106, Ellis Road, , Crowthorne.
Proposed single storey side extension to dwelling and single storey rear extension to form conservatory.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Helliar-Symons

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

Received by Wokingham District Council

Application No: F/2000/2762

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

Location:
106, Ellis Road, , Crowthorne.

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 10/12/2000. 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

16 November 2000

Applicationo	Name & Address
F/2000/2762	Mr & Mrs Clarke 102 Ellis Road Crowthorne RG45 6PH

App. refused
Letter sent 21/12/00

WOKINGHAM DISTRICT COUNCIL



PLANNING SERVICES	HPT 37209
POL	TLS
DC GA	ENF
APP	
CS	
30 NOV 2000	
COPIES TO:	ACK:
	FILE:

FROM: Cllr Angus Ross
Members' Room
PO Box 150, Shute End
WOKINGHAM, RG40 1WQ

Representing Wokingham Without Ward

29th November 2000

George Allpress
Dev Cnrl
Env Srvs
WDC

APPLICATION F/2000/2762 106 ELLIS ROAD

I am writing to express some concerns about this application. I know the site well, having lived next door for 12 years until 1994.

I request advice about the distances that would be left between 102 & 106, considering that this application involves full two-storey development. I also wonder how we call slate-sided walls `vernacular'. I realise that conventional sloping roofs in the area use slate, but this is surely a totally different type of construction and therefore `style'. With the new levels and use of the extended space, have we not introduced an unacceptable level of overlooking? Separately, have we sufficiently tied down where access to the house is and where cars should be parked outside? I raise the question of access, as there was, a long time ago, a second entrance that still partially exists close to the boundary with 102.

ANGUS ROSS

GA

1792

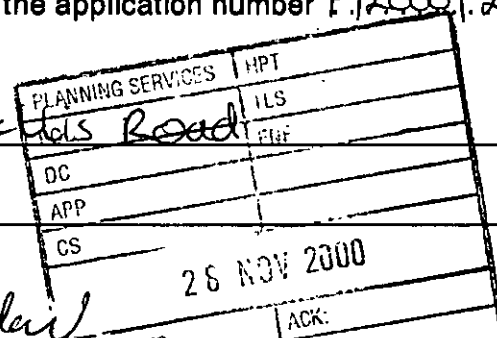
I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/2762 relates.

Address of site 106 Ellis Road

Crowthorne

Signed J C Goddard

Date 25/11/2000



PLANNING SERVICES | HPT
TLS
ENF
DC
APP
CS
28 NOV 2000
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FILE:

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by licensee

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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

By hand 22/11/00

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 005	GA

22 NOV 2000

COPIES TO:	ACK:
	FILE:

Env.Svc.Dept.,
Planning Svcs.,
P.O.Box 157,
Shute End,
Wokingham,
R.G.40 1W.R.

102 Ellis Road,
Crowthorne,
Berks.,
R.G.456P.H.

Your Ref:Geo.Allpress F/2000/2762.

20TH November 00.

Dear Sir,

Ref: Application Number:F/2000/2762.-Single Storey Extension.

As the owners of the property which would be affected most directly by the proposed extension, and having the viewed the drawings submitted for Planning Permission, we feel that the description " single – storey" does not describe a building which reaches to the present two storey gutter height, and consists of a en-suite bathroom and storeroom instead of the single storey garage and conservatory we were led to believe was the intention.

Any building of this height and length between the two properties would severely affect the light in the kitchen window of No.102, and also the Courtyard and Patio areas. We verbally had no objection to a single storey garage and conservatory extension, on the proviso that the roofing slates were pitched to an absolute minimum, however this was prior to the proposal of accommodation above the garage.

We would also like it documented that having checked our Deeds , and noted on the proposed drawings, that the Boundary line between the two properties runs in a straight line. In fact the existing panelled fence takes a "dog – leg" of approx. 2ft. onto the side of 102 Ellis Road, thus moving the actual Boundary line. This in effect reduces the amount of land available for the proposed extension. (N.B. We do not dispute the actual boundary line on the Deeds, but the subsequent placing of the fence .) We feel that this may be a consideration and dispute in any future sale of either property and merits some investigation.

Yours sincerely,

D. Lyn M. Clarke.

R.E.Clarke.(Mr.)
D.L.M.Clarke.(Mrs.)

Wokingham Without Parish Council Consultation Sheet

Officer George Allpress

No F 2000 2762

Proposal single storey side extension to dwelling and single storey rear extension to form conservatory.

Site 106 Ellis Road, Crowthorne.

2000

COPIES TO: ACK: FILE:

Committee's Comments

No objections.

Signed : _____
Clerk to Wokingham Without Parish Council

22 November 2000

Pre-app attached

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08 NOV 2000	
Officer: GA	Application No. F/2000/2762

Map No. 108 Site 015

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(P) PROPOSED SINGLE STOREY SIDE EXTENSION TO DWELLING AND SINGLE STOREY REAR EXTENSION TO FORM CONSERVATORY

Location: 106 ELLIS ROAD

Parish: WOK W/OUT Ward: Wake. W/Out

15.11.2000

Applicant: MR FAIL & MS GODDARD

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 : 16.11.2000 → 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:

~~100~~ Pre-app attached .....
.....
.....

NEIGHBOURS:

S/N + 89, 89A, 91, 102 + 110 Ellis Rd. .....
.....
42 The Avenue ✓ .....
.....
Oaklands County Junior School - Butler Rd. .....
.....
.....
.....
.....

08.NOV.2000* 2762

Ref: RTH/5090

26 October 2000

Planning Department,
Wokingham District Council,
Shute End,
Wokingham,
Berks.

Fourth Dimension
ARCHITECTURAL DESIGN
Sydenham House, 95 High Street
Crowthorne, Berkshire RG45 7AD
Telephone: 01344 761727
E.Mail: richard@4thdimension.freeserve.co.uk

Dear Sir,

RE: EXTENSION: 106 Ellis Road, Crowthorne.

Please find enclosed six copies of our drawings 5090/ 01/ 04 & 05 illustrating proposals for the above project together with copies of relevant forms and certificates to comply with our application for Planning Approval

Also enclosed is a cheque to the value of £95.00 to cover planning charges.

We trust this is to your satisfaction and look forward to hearing from you in due course.

Yours faithfully

Richard T.Hart.
4th Dimension Architectural Design.

CAREAT

ADDRESS 106 ELLIS ROAD PARISH WOK/WITHOUT

PLOT No. ORD. SHEET No. SU.8363 108

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
94/2227	MR. A. HALL	S/ST. LHT/INT. ALTS.	3.2.94	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - 5/51-52 R - Hart - 17/8/00

DRAINAGE

091074

Environmental Services

For office use only.
Application number: 08.NOV.2000* 2762

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	D. FAIR + J. GODDARD.
	Address and postcode	106 ELLIS ROAD CROWTHORNE. BERKS.
	Phone number	
	Agent's Name	4th DIMENSION ARCHITECTURAL DESIGN
	Address and postcode	95 HIGH STREET, CROWTHORNE, BERKS.
	Phone number	01344 761727.
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.	106 ELLIS ROAD CROWTHORNE, BERKS.
4	Give brief details of the proposal for example, two storey side extension. About the application	REAR CONSERVATORY CHALET STYLE SIDE EXTENSION
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.	WHITE PAINTED BRICK + GREY SLATE TO MATCH EXTG.
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: 4	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

None of the land forms part of an agricultural holding.

Your signature: 4th DIMENSION ARCH. DESIGN.

on behalf of D. FAIR + J. GOODARD.

Date 26/10/2000

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