APPLICATION NO:
F/2002/6110

LOCATION:
2 Falcon Avenue, Reading.

APPLICANT:
Mr Toland C/O Mr F Higgs

PROPOSAL:
Proposed two storey side extension to dwellir to form granny annexe.

EARLIEST DATE FOR DECISION: **13/04/2002**

APPLICATION WILL HAVE EXPIRED ON:
06/05/2002

CASE OFFICER: **Richard Kelly**

APPROVED

R/A/I/L/E/X
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Toland
C/O Mr F Higgs
28 New Lane Hill
Tilehurst
Reading
RG30 4JP

Application Number: F/2002/6110

Parish: **SHINFIELD**

Location: **2, Falcon Avenue, Reading.**

Proposal: **Proposed two storey side extension to dwelling to form granny annexe.**

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

Condition
4. The extension hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of and ancillary to the residential dwelling located on the site.

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

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

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

Reason
4. The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

Informative
1. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

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.

Informative
3. 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:

Loddon Area Local Plan Policies LBE1, LBE2 and LT5.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3 and WT6.

Anna Cronin
Head of Planning & Transportation
Date: 30/04/2002

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.

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	6110	RK
BUILDING CONTROL NUMBER	FP 2002/2855	Central
~~APPLICANT~~/AGENT	Fred Higgs	
ADDRESS OF SITE	2 Falcon Avenue SHINFIELD	
DESCRIPTION OF PROPOSED WORK	2 storey side ext to form granny annexe	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	C309	C309
ELEVATIONS	—	—
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/4/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	17/5/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Richard Kelly

Application Number : F/2002/6110

Applicant : Mr Toland C/O Mr F Higgs.

Location : 2, Falcon Avenue, , Reading.
Proposal : Proposed two storey side extension to dwelling to form granny annexe.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 11/03/2002

Earliest Date for Decision : 13/04/2002

Latest Consultation Date/Site Notice Expiry Date : 13/04/2002

This application will have expired on: 06/05/2002. 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 - request additional plan - requested 22/3/02
Environmental Health : conditional approval
Highways - conditional approval

Planning Issues :

Application Number: F/2002/6110

Appraisal :

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

Application Number F/2002/6110
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2	C014	R014	
3	C122	R122	
~~4~~	~~C070~~	~~R070~~	
4 ~~5~~	C062	R062	'extension'

RECORD OF SITE VISIT

SITE ADDRESS: 2 Falcon Avenue Reading.

APPLICATION NUMBER: F/2002/6110

OFFICER: Richard Kelly

DATE OF SITE VISIT: 26/4/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes, on fence to side.

2. DESCRIPTION OF SURROUNDINGS Medium density semi detached houses (corner council?)

3. DESCRIPTION OF SITE/BUILDING End of road. El sub sta to W.

4. RELATIONSHIP TO ADJOINING PROPERTIES New buildings to S. Existing corner extension to rear.

5. SITE CONSTRAINTS 1.5m

TREES Small laurel bush on bdy to el sub sta.

ACCESS/PARKING adequate.

LEVELS sub sta 0.4m higher.

BOUNDARY TREATMENT 1.2m fence to E with 1.8m fence behind. Trellis to rear

OTHERS Similar extn at 53 Westfield (corner of Hillside Park)

3 small windows in side of new house to rear.

Application Number: F/2002/6110 – 2 Falcon Avenue, Reading

Appraisal:

This application is for a two storey side extension to form a granny annexe. This raises three issues:

Impact on neighbouring properties: LBE1, WBE1

The application property is a semi detached house on a corner. The proposal will not extend further to the front or rear of the original house and will not therefore have an adverse impact on the adjoining property of 4 Falcon Avenue. Between the application site and the pavement is a thin triangular piece of land containing an electricity sub station.

Impact on streetscene: LBE1, LBE2, WBE1, WOS3

At its closest point the proposal would be 6m from the pavement. A similar extension has been constructed at No 53 Westland Avenue on the corner of Hillside Park to the north, which has a similar relationship with the street. It is not considered that this will cause undue harm.

Impact on highway safety (parking provision): LT5, WT6

The proposal will add one bedroom to the property in the annexe. Subject to a condition there is no objection on highway grounds.

Approve ~~**Refuse**~~

Date: 04 April 2002

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2002/6110

Location: 2, Falcon Avenue, , Reading.

Proposal: Proposed two storey side extension to dwelling to form granny annexe.

Applicant: Mr Toland C/O Mr F Higgs.

Case Officer: Richard Kelly

The new plans show the following: Parking Layout

Comments are required by 11/04/2002.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6229.

CONDITIONAL APPROVAL

C122, R122.

AK 17/04/02.

Date: 04 April 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/6110

Location: 2, Falcon Avenue, , Reading.

Proposal: Proposed two storey side extension to dwelling to form granny annexe.

Applicant: Mr Toland C/O Mr F Higgs.

Case Officer: Richard Kelly

The new plans show the following: Parking Layout

Comments are required by 11/04/2002.

Should you have any queries regarding this application please contact the case officer Richard Kelly on (0118) 974 6229.

(RING ONE)

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

App No. F/2002 (Planaps) / 6110 (Ludhouse) Date Rec. 25/3/02

Location: 2 Falcon Avenue, Reading

Parish Shinfield

Applicant: Mr + Mrs Toland

Description of attached plans Parking Layout

Drawing No's: —

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: _____

Date for Responses 7 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 RK

Consultations Sent by Admin. on 4/04/02

Yellow - Part One Copy
Green - Officer's Copy

Richard Kelly

From: John Mullaney
Sent: 25 March 2002 12:07
To: Richard Kelly
Subject: 2 Falcon Avenue, READING, Berkshire F/2002/6110

I have no objections to this application but would recommend that standard planning condition C070 regarding hours of construction is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham Unitary
0118 974 6766
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

FRED HIGGS
FBIM MInstBM MIWSc TecRICS

BUILDING SURVEYOR-CONSULTANT

28 New Lane Hill
Tilehurst
Reading
RG30 4JP

Tel/Fax 0118 9428580
Mobile 07721 618221
email fredhiggs@talk21.com

PLANNING PROVICES HP 54555
PCI TLS
DC RK
APP
CS
25 MAR 2002
ACKD

BY FAX AND POST

Attn Richard KellyEsq.
Planning Department
Wokingham District Council
Shute End
Wokingham

23rd March 2002
Your Ref; F/2002/6110

Re; 2 Falcon Avenue-Shinfield

Dear Mr.Kelly

I wish to acknowledge receipt of your letter dated 20th March the contents of which have noted and I wish to confirm the following points,

The foundations and roof have been designed in such a way that no part of the structure encroaches on to the neigbouring property in any way.

Please find enclosed a photo copy of the 1;500 block plan which has been marked up to show the off road car parking.

I trust that you can now look favourably upon this application .

Many thanks for your assistance

Yours Faithfully

F R Higgs
FBIM MIWSc MIBM TecRICS

Copies; Mr & Mrs Toland

01189428580

FRED HIGGS

FBIM MInstBM MIWSc TecRICS

28 New Lane Hill
Tilehurst
Reading
RG30 4JP

BUILDING SURVEYOR-CONSULTANT

Tel/Fax 0118 9428580
Mobile 07721 618221
email fredhiggs@talk21.com

PLANNING SERVICES	HP 34555
ACK	TLS
DC RK	ENF
APP	
CS	
22 MAR 2002	
COPIES TO	ACK

BY FAX AND POST

Attn Richard KellyEsq.
Planning Department
Wokingham District Council
Shute End
Wokingham

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Your Ref; F/2002/6110

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I trust that you can now look favourably upon this application .

Many thanks for your assistance

Yours Faithfully

F R Higgs
FBIM MIWSc MIBM TecRICS

Copies; Mr & Mrs Toland

HIGHWAYS CONSULTATION SHEET

From: Richard Kelly **Date:** 20 March 2002

Application Number: F/2002/6110

Proposal: Proposed two storey side extension to dwelling to form granny annexe.

Parish: SHINFIELD PARISH

Site Address:
2, Falcon Avenue, , Reading.

Applicant:
Mr Toland C/O Mr F Higgs.

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).

Comment

Please could Highways have an additional plan (at least 1:200 scale) showing the parking layout for 3 vehicles within the curtilage of the property. The outline of the spaces is to be marked on the plan accurately with minimum dimensions:

4.8m x 2.4m (standard space)
5.5m x 2.4m (in front of a garage)

The extent of the existing driveway must be clearly shown, along with details of any widening or alterations as a result of the proposal.

Signed: _____ **Print name:** Adam 21/03/02.

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

Tel: (0118) 974 6229

Date: 20 March 2002

My ref: F/2002/6110

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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/2002/6110
2, Falcon Avenue, , Reading.
Proposed two storey side extension to dwelling to form granny annexe.

I write to let you know that the above mentioned 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 might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Richard Kelly** on **(0118) 974 6229** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6110**
2, Falcon Avenue, , Reading.
Proposed two storey side extension to dwelling to form granny annexe.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor M Bryant
**********FILE COPY**********

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

Tel: (0118) 974 6229

Date: 20 March 2002

My ref: F/2002/6110

WOKINGHAM UNITARY
Aiming for Excellence

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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 sincerely
Trevor Watson
Development Control Manager

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Case officer: **Richard Kelly** Application Number: **F/2002/6110**
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Proposed two storey side extension to dwelling to form granny annexe.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor B Patman

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

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

Tel: (0118) 974 6229

Date: 20 March 2002

My ref: F/2002/6110

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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/2002/6110
2, Falcon Avenue, , Reading.
Proposed two storey side extension to dwelling to form granny annexe.

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At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Richard Kelly** Application Number: **F/2002/6110**
2, Falcon Avenue, , Reading.
Proposed two storey side extension to dwelling to form granny annexe.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Pollock

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

Organisation_Name	Building_Name	address1	Postcode
		1FALCON AVENUEREADING	RG2 8EL
		2FALCON AVENUEREADING	RG2 8EL
		3FALCON AVENUEREADING	RG2 8EL
		4FALCON AVENUEREADING	RG2 8EL
		78WESTLANDS AVENUEREADING	RG2 8EW
		80WESTLANDS AVENUEREADING	RG2 8EW
		82WESTLANDS AVENUEREADING	RG2 8EW
		84WESTLANDS AVENUEREADING	RG2 8EW
		1VALENTINE CLOSEREADING	RG2 8EU
		2VALENTINE CLOSEREADING	RG2 8EU
		3VALENTINE CLOSEREADING	RG2 8EU
		4VALENTINE CLOSEREADING	RG2 8EU
		5VALENTINE CLOSEREADING	RG2 8EU
		6VALENTINE CLOSEREADING	RG2 8EU

Neighbour consultation list
F/2002/6110

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6110
CASE OFFICER: Richard Kelly

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2002/6110

Proposal:
Proposed two storey side extension to dwelling to form granny annexe.

Location:
2, Falcon Avenue, , 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6110 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Richard Kelly P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/04/2002. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

20 March 2002

* PRE-APP ATTACHED *

Application Number : F/2002/6110	Map No : 57
Case Officer : RK.	Site Area : 0.04
Valid Date : 11/03/02	Received Date: 11/03/2002

Level : Delegated Application

Description : Proposed two storey side extension to dwelling to form granny annexe.

Location : 2, Falcon Avenue, , Reading.

Parish : SH Ward : SHI

Applicant : Mr Toland C/O Mr F Higgs.

Fee Required: £95 Fee Received: £95 (15)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS	PARKING LAYOUT.	21/03	
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	CHECK FOR ENCROACHMENT. ✓	21/03	
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB ✓

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

S/N + see map

.....

.....

OTHERS

Pre-app attached

.....

.....

.....

.....

.....

Environmental Services

For office use only.
Application number 11.MAR2002* C11.0

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 Address and postcode Phone number	TOLAND 2 FALCON AVENUE SHINFIELD READING RG2 8EL 9018665
2	Agent's Name Address and postcode Phone number	Mr F Higgs 28 New Lane Hill Tilehurst READING RG30 4JP RNID 9428580
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.	2 FALCON AVENUE SHINFIELD
4	Give brief details of the proposal for example, two storey side extension. About the application	2 STOREY GRANNY ANNEX
	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.	BRAWN TILE WHITE PAINTED BRICK
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 ☐

3544 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.

N/A.

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: FRED HIGH

on behalf of TOLAND.

Date 8.3.02

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

3/033500000200

ADDRESS 2 FALCON AVENUE PARISH SHINFIELD

PLOT No. ORD. SHEET No. 57 SU. 7370

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
120/49	F.M. Gaut Estates Ltd	Layout	6.5.49	N/A. C/A.
71/50	Wokingham R.D.C.	Semi/Det. House	16.8.49	Appr. Appr.
FP98/8319	Mr & Mrs S. Toland.	Loft Conversion	22/2/99	REJ

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Toland - 2SHS - Granny Annexe - 16/3/01

DRAINAGE