APPLICATION NO:
F/2000/0399

LOCATION:
Walford House Basingstoke Road Reading.

APPLICANT:
Mr Gill MC Design

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

EARLIEST DATE FOR DECISION: **20/02/2000**

APPLICATION EXPIRY DATE: **14/03/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Gill
MC Design
DEC House
145 Cardiff Road
Reading
Berkshire
RG1 8JF

Application Number: F/2000/0399

Parish: **SHINFIELD**

Location: **Walford House, Basingstoke Road, Spencers Wood, Reading.**

Proposal: **Proposed two storey front extension, first floor and single storey rear extensions and alterations to the roof**

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 works 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 side (south) elevation

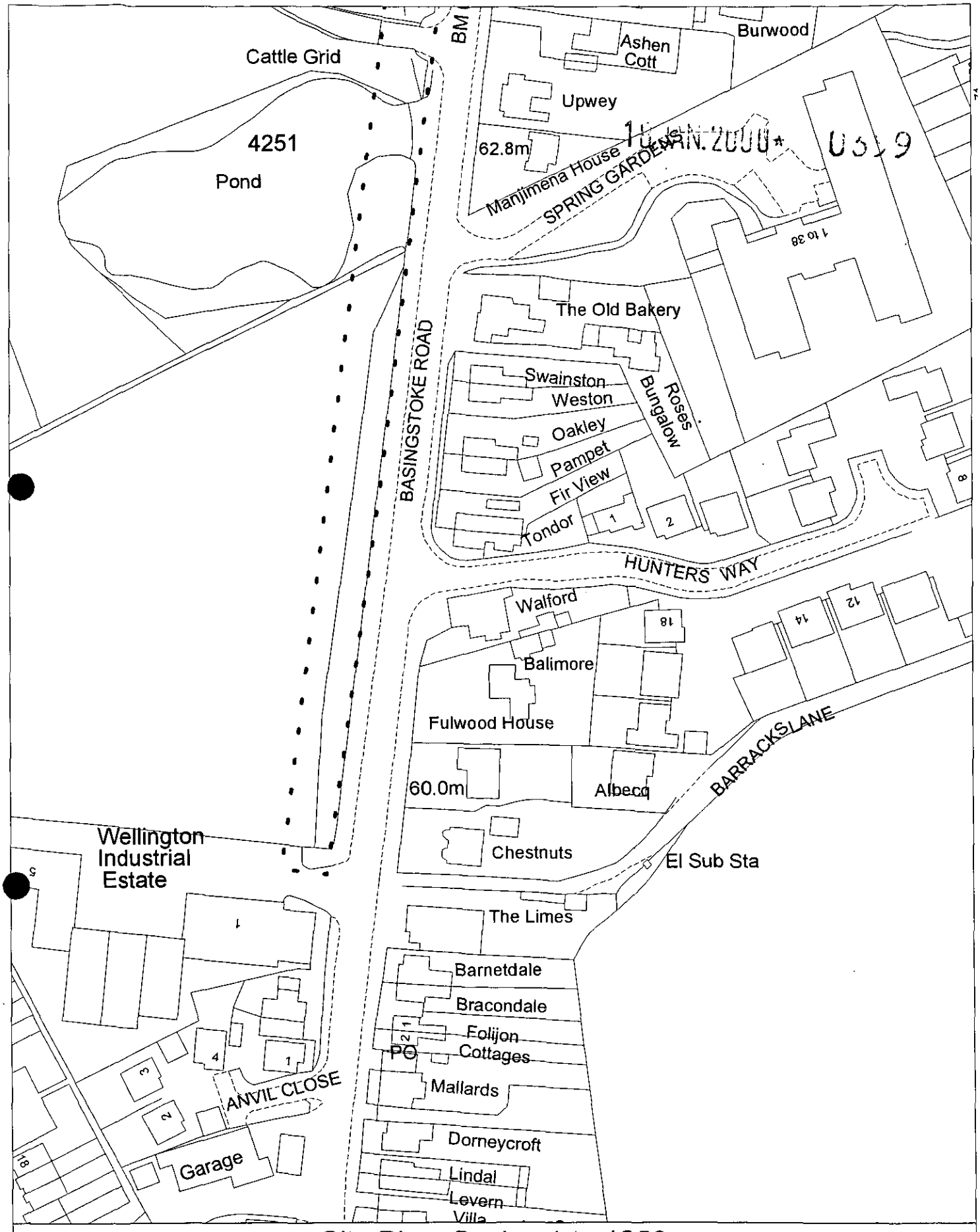
Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

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

Head of Planning and Transportation
Date: 17 March 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.*



Site Plan, Scale: 1 to 1250

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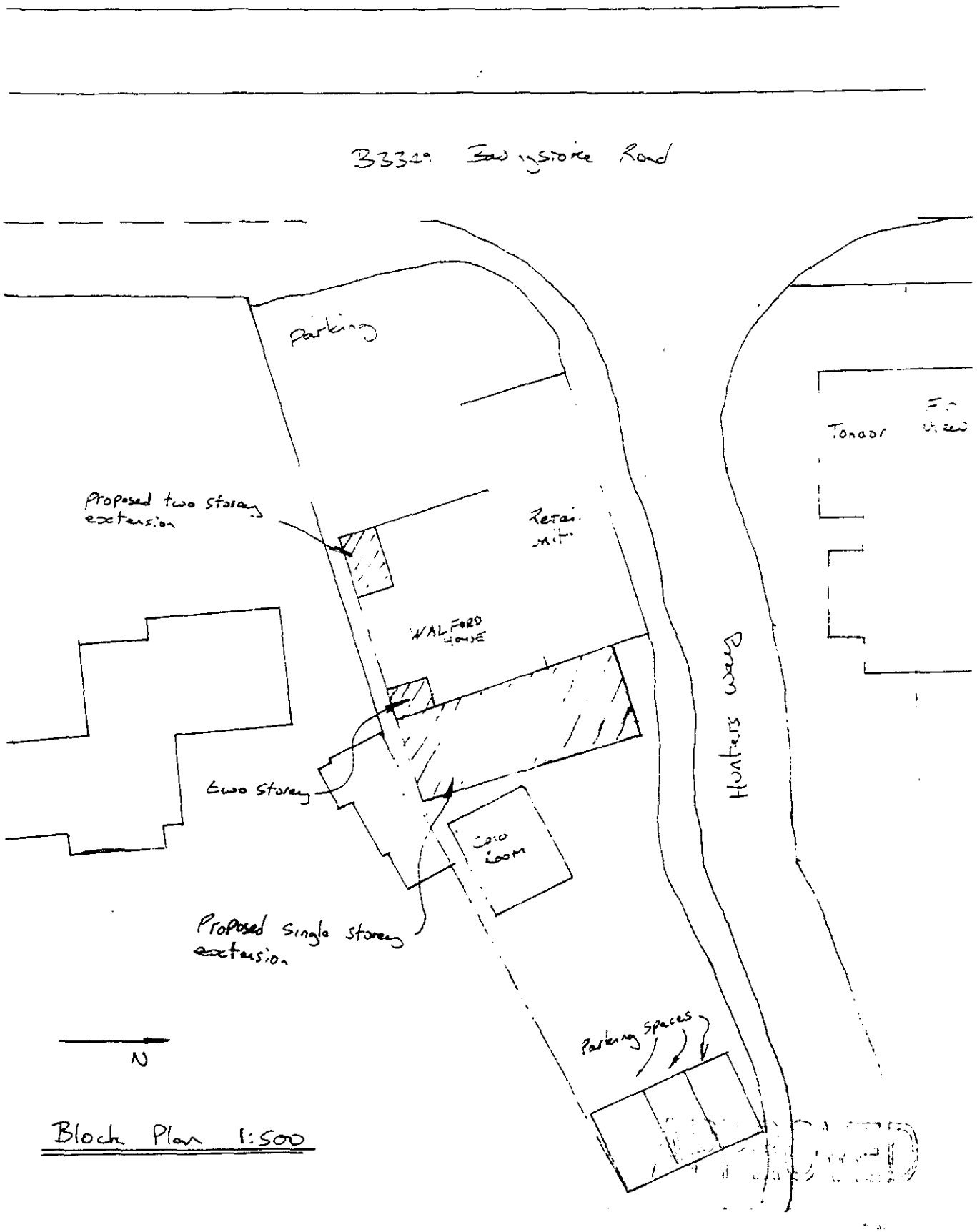
Date: 20 January 2000

N
W E
S

18.JAN.2000* 0599



Block Plan 1:500



Site Plan, Scale: 1 to 2500

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Date: 24 January 2000

N W E S

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 6 February, 2001
My ref. BC/DC/2000/0399

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) 977 8909
DX: 33506 – Wokingham

Mr Gill
c/o M C Designs
Dec House
145 Cardiff Road
Reading
RG1 8JF

Dear Sirs

PLANNING PERMISSION 2000/0399
SITE: WALFORD HOUSE, BASINGSTOKE ROAD, SPENCERS WOOD, READING

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0399 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

EMY CIRCUIT
Planning Assistant

Tel. 0118 974 6443 (Direct Line)

Date. 10 January, 2001

My ref. CD/FP2000/1451(0399)

Mr Gill
C/o M C Design
DEC House
145 Cardiff Road
READING
Berkshire RG1 8JF

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) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Sir,

WALFORD HOUSE, BASINGSTOKE ROAD SHINFIELD
EXTENSIONS AND ALTERATIONS

Thank you for your Building Regulations Application Number FP2000/1451 received on 29 December 2000.

I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The planning officer considers that the proposal is materially different from the Approved Planning Number F/2000/0399, which cannot be dealt with as a minor amendment. There is the addition of a front canopy roof.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 31 January. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0399

Applicant : Mr Gill MC Design.

Location : Walford House Basingstoke Road Spencers Wood.

Proposal : Proposed two storey front and first floor rear extensions and single storey rear extension to dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	1 Feb 2000

Date of Neighbour Notifications : 2 Feb 2000

Date of Site Visit : 1 Feb 2000

Date Registered : 18/01/2000

Earliest Date for Decision : ~~20~~ 23/02/2000

Latest Consultation Date/Site Notice Expiry Date : 20/02/2000

Application Expiry Date: 14/03/2000

Consultation Responses :

Shinfield PC - concerned about appearance overdevelopment of site

Planning Issues :

Identified Settlement

WBE1 - neighbours / street scene

Green Route

Gap on opposite side of Road.

Local Shopping centre

Application Number: F/2000/0399
Walford House, Basingstoke Road, Spencers Wood

Appraisal: The proposals are for two-storey front, first-floor and single-storey rear extensions and changes to the profile of the roof of Walford House. In addition to the residential use there are a chemist and a building for sandwich making on the site.

Permission for a building for sandwich making, at the rear of the building, was initially granted in 1992 (39115). In 1994 permission was granted for a single-storey front extension for use as a fish and chip shop. These permissions were renewed in 1997 (66500). The sandwich making building has been constructed but permission for the extension/chip shop has not been implemented. If the current proposals were constructed it would not be possible to build the single-storey front extension as approved.

At the southern side of the property, adjacent to Balimore, the front elevation is stepped back by 3.7 metres. At the rear there is a flat-roof extension to the ground-floor but the first-floor is stepped back by 2.9 metres. The proposed two-storey and first-floor extensions would occupy these voids. A single-storey, flat-roof extension, with a depth of four metres is proposed at the rear of the property, extending almost the whole width of the property. This would replace an existing extension to the rear of the shop.

There would be almost 30 metres to the back of the houses at the rear, in Hunters Way so the proposals would not have a detrimental impact on them. The proposals would not result in loss of daylight to Balimore. No new first-floor windows are proposed, the two ground-floor windows are at a high level and one would be screened by the existing outbuilding at Balimore, so would not permit overlooking. Nor would the extensions cause the building to be overbearing.

Walford House is set about 4 metres further forward than Balimore but there would be six metres between the two buildings so the two storey extension would not appear cramped.

The existing roof has an asymmetrical pitch, with a concave slope and lower eaves to the rear. It is proposed that the ridgeline should be moved back and the eaves raised by 0.4 metres at the rear, creating a symmetrical pitch roof. This will increase the massing of the property when viewed from the Hunters Way but not to the extent that it would be harmful to the street scene.

Shinfield Parish Council expressed concern regarding overdevelopment of the site. Although the proposals add to the built development on the site no additional use would be introduced and it is not considered that the proposals would be unacceptable.

Recommendation: conditional approval

Application Number F/2000/0399
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	WORKS
03	SC08	SR05	SIDE (SOUTH)

RECORD OF SITE VISIT

SITE ADDRESS: Walford House
Basingstoke Road Reading.

APPLICATION NUMBER: F/2000/0399

OFFICER: Emy Circuit

DATE OF SITE VISIT: 1 Feb 2000.

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS
Mixed - residential predominant - on edge of settlement

3. DESCRIPTION OF SITE/BUILDING 2-storey detached with single-storey extensions - Chemist shop in part of building + food preparation and in outbuilding

4. RELATIONSHIP TO ADJOINING PROPERTIES corner plot,
Modern 2-storey dwellings to rear
Balmore - single-storey, pitched-roof outbuilding adjacent to boundary. no side windows

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING – hardsurfaced frontage and rear + side access. no change on ref bedrooms

LEVELS

BOUNDARY TREATMENT Front - brick wall c/m, open on N side
1·8m fence to Hunters Way ✱, rear + Balmore side 1·8m hedge + extensions/outbuildings

OTHERS

Received by Wokingham District Council

Application No: F/2000/0399

Proposal:

Proposed two storey front and rear extensions and single storey rear extension to dwelling.

Location:

Walford House Basingstoke Road Spencers Wood.

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)

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 20/02/2000. 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 Planning and Transportation

Tel: (0118) 974 6479

Date: 6·3·00

My ref: F/2000/0399

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 M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

Dear Councillor

Application Number: F/2000/0399
Walford House Basingstoke Road Spencers Wood.
Proposed two storey front and rear extensions and single storey rear extension to dwelling.

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 16·3·00

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0399**
Walford House Basingstoke Road ~~Reading~~. Spencers Wood
Proposed two storey front and rear extensions and single storey rear extension to dwelling.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed:

Print Name: MJ BRYANT

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
Date: 16 MAR 2000	
COPIES TO:	AC
	FILE:

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

Thank you

Emy.

Tel: (0118) 974 6479

Date: 6·3·00

My ref: F/2000/0399

CONFIDENTIAL

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: 33505 – Wokingham

Dear Councillor

Application Number: F/2000/0399
Walford House Basingstoke Road Spencers Wood.
Proposed two storey front and rear extensions and single storey rear extension to dwelling.

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This form must be received no later than 16·3·00

Yours faithfully

Chris Ward
Head of Planning ~~and~~ Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0399**
Walford House Basingstoke Road ~~Reading~~. Spencers Wood
Proposed two storey front and rear extensions and single storey rear extension to dwelling.

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: 6·3·00

My ref: F/2000/0399

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 A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

Dear Councillor

Application Number: F/2000/0399
Walford House Basingstoke Road Spencers Wood.
Proposed two storey front and rear extensions and single storey rear extension to dwelling.

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.
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Yours faithfully

Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0399**
Walford House Basingstoke Road ~~Reading~~. Spencers Wood
Proposed two storey front and rear extensions and single storey rear extension to dwelling.

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.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 18 JAN 2000	Map No. ..... Site ....0:11.... 21/~~78~~/86
Officer: EXC	Application No. F/2000/0399
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED TWO ~~STOREY TWO~~ STOREY FRONT + REAR EXTENSIONS AND SINGLE STOREY REAR EXTENSION TO DWELLING

Location: WALFORD HOUSE BASINGSTOKE ROAD

Parish: SHINFIELD Ward: Shinfield 27.1.2000

Applicant: MR GILL

Fee Received 95.00 Required ..... Additional ..... Refund .....

Enforcement Section (1) 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 ?	Position of En-Suite extension (1st floor) not shaded on proposed side elevation		
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 : 27.1.2000 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:

.....2 x S/N - Hunters Way & Basingstoke Road.....

.....

.....Balmare, Fulwood House, Basingstoke Road.....

.....18 & 20 Barracks Lane.....

.....returned, address incomplete.....

.....+ reissued 10/2.....

.....

.....

F/2000/0399 Walford House

Please notify 17+18 Hunters Way

Thanks

Tony

10.2.2000.

1327

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

_____

Signed _____

① F/2000/0390 Allied Bakeries. Please also notify neighbours at 19 + 21 Vauxhall Drive ✓

Please do neighbour notification sfar:

② 2000/0400 - 19 Thornbury Close

18 + 20 Thornbury Close
14 + 16 The Avenue ✓

③ 2000/0349 11 Greenside

9 + 15 Greenside ✓

④ 1 Norton Cottages Norton Road 2000/0362.

2 Norton Cottages and South View, Norton Road. ✓

⑤ 2000/0399 Walford House, Basingstoke Road

Tondor, Basingstoke Road and 1 Hunters Way. ✓

⑥ 2000/0424 84 Reeds Avenue

33, 35, 43, 45, 47, 90, 88 Reeds Way ✓

Thanks

Tony

2.2.2000

C/70137/04
Location: Hyde End Farm, Hyde End Road, Shinfield
Proposal: Details to comply with condition 04 of consent 99/70137/LA for the approval of joinery details.
Case Officer: Elaine Connor
Observations: No comment

F/2000/0399
Location: Walford House, Basingstoke Road, Spencers Wood
Proposal: Proposed two storey front and rear extensions and single storey rear extension to dwelling
Case Officer: Emy Circuit
Observations: We express concern on the apparent over development of the site

F/2000/0457
Location: Rose Cottage, Barrack Lane, Spencers Wood
Proposal: Proposed two storey side extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/0480
Location: 12 Montgomery Drive, Spencers Wood
Proposal: Proposed two storey side extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/0468
Location: 176 Land adjacent, Hyde End Road, Shinfield
Proposal: Proposed erection of 4 dwellings
Case Officer: Emy Circuit
Observations: Whilst we have no comment on the application, urge the council to call for more imagination in the exterior design and appearance.

F/2000/0479
Location: 36 Hollow Lane, Shinfield
Proposal; Proposed single storey rear extension to dwelling
Case Officer, Emy Circuit
Observations: No comment

RM/2000/0339
Location: Plot 12 Reading Business Park Basingstoke Road
Proposal: Application for reserved matters on approval 96/64081/0 for the proposed erection of a building for B1A office building.
Case Officer: Simon Lewis
Observations: No comment

F/1999/0086
Location: 23 Fairmead Road, Shinfield
Proposal: Proposed first floor side/rear extension to dwelling
Case Officer: Elaine Connor
Observations: No comment

Continued....

1933

① HARRISONS STORES & OFF-LICENCE

ADDRESS WELFORD HOUSE BASINGSTOKE ROAD PARISH SHINFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
044806	COURAGE	SIGN	8.7.76	R
057461	"	"	28.10.76	CL
26478	CHAUNTRY DEVS.	REPL. STORE R/O	3.11.86	CL
BRA 1915	"	"	23.12.86	APP
39115	MR. B GILL	DEM. OF GARAGE / ERECT BUILDING FOR SANDWICH MAKING.	19.5.92	CL
42127	HARRISONS STORES	S/SI. EXT. TO FORM FISH & CHIP SHOP AT WELFORD HOUSE	24.3.94	CL
FP97/6442	MRS L. SANDAY	S/SI. EXT. "	16.6.97	C/APP
97/66500/F	* "	S/ST EXT (REV 42127) + building for sandwich making		C/F
97/66728/F	* MR. R. GOODAY	SHOPFRONT AT WELFORD HOUSE	16.1.98	CL

MINISTRY DECISION

SPECIAL ORDERS

1933

② HARRISONS STORES + OFF LICENCE

ADDRESS WELFORD H/SE BASINGSTOKE ROAD PARISH SHINFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
97/66747/F	MR. R. GOODAY RANKINS CHEMISTS	ILL. FASCIA SIGN AT WELFORD HOUSE	16.1.98	CH
FP98/7493	* S. DIXON	S/SI. EXTENSION	19.5.98	APP

MINISTRY DECISION

SPECIAL ORDERS

Environmental Services

For office use only.
Application number:

Householder planning application form

10. JAN. 2000 ★ 0559

WOKINGHAM DISTRICT COUNCIL

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 GILL
	Address and postcode	WELFORD HOUSE BASINGSTOKE ROAD SPENCERS WOOD READING
	Phone number	
	Agent's Name	MC DESIGN
	Address and postcode	DEC HOUSE 145, CARDIFF ROAD READING RG1 8JF
	Phone number	0118 9572188 07714244273
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.	WELFORD HOUSE BASINGSTOKE ROAD SPENCERS WOOD READING.
4	Give brief details of the proposal for example, two storey side extension. About the application	Two storey pitched roof front / rear Single storey flat roof rear extension Raise rear roof plate to level of front roof plate.
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.	render to match existing Grey roof Slate 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 ☑

3544 Crystal Mark
Clarity approved by
n English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 5	Proposed: 5
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 Gill

Date 11-1-00

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