21/6.

APPLICATION NO:
F/2002/6472

LOCATION:
5 Vermont Woods, Finchampstead Wokingham.

APPLICANT:
Mr W Martin C/O Savill Cad Services Ltd

PROPOSAL:
Proposed two storey side extension and singl storey front extension to dwelling.

EARLIEST DATE FOR DECISION: **17/06/2002**

APPLICATION WILL HAVE EXPIRED ON:
11/07/2002

CASE OFFICER: **Louise Smith**

REFUSED

414

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

EASIFILE EP7

D2

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr W Martin
C/O Savill Cad Services Ltd
29 Stubbsmoor Road
Farnborough
Hants
GU14 8RS

Application Number: F/2002/6472

Parish: **FINCHAMPSTEAD**

Location: **5, Vermont Woods, Finchampstead, Wokingham.**

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

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 reason for which is specified hereunder.

Reason

1. The proposed 2-storey side extension by virtue of its mass, scale, design and siting would be overbearing and result in loss of light, to the detriment of the amenity of the occupiers of No. 3 Vermont Woods. As such it is contrary to policy SBE2 of the South East Area Local Plan and policies WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

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:

South East Area Local Plan Policies SBE1, SBE2, ST3, ST5 and STV1.
Deposit Draft Wokingham District Local Plan Policies WBE1, WOS3, WT7, WT6 and WOS2.

T. G Watson

Trevor Watson
Development Control Manager
Date: 25/06/2002

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.

WORK SHEET FOR : Louise Smith

Application Number : F/2002/6472

Applicant : Mr W Martin C/O Savill Cad Services Ltd.

Location : 5, Vermont Woods, Finchampstead, Wokingham.

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

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 16/05/2002

Earliest Date for Decision : 17/06/2002

Latest Consultation Date/Site Notice Expiry Date : 17/06/2002

This application will have expired on: 11/07/2002. 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 :

Parish Council - object - overdevelopment of site
Highways - conditional approval

Planning Issues :

Identified settlement
Impact on neighbours
" " Street Scene
Highway Safety.

Application Number: F/2002/6472

Appraisal :

The site is a detached dwelling with integral side garage, situated within the identified settlement boundary of Fitchampstead. This application proposes a S/S front extension to the lounge and 2/S side extension. The latter would project the full depth of the dwelling with the first floor stepped back 2.2m from the front of the dwelling. A gable end would be formed in the side elevation with eaves and ridgeheight matching existing levels.

Impact on Neighbouring Properties:

Due to the scale and siting of the S/S front extension, no adverse impacts are considered for neighbouring properties

The proposed first floor window to the side extension would result in overlooking into No 3's first floor rear elevation bedroom window. However, this could be conditioned obscure glazed + ~~fixed shut~~ opening - as it is a bathroom window - so is not a reason for refusal.

The proposed 2/S side extension would lie along the side boundary with No 3, a distance of 0.9m from this neighbour. It would project 3.4m to the rear of this neighbouring property. Due to the mass, scale and design of the proposal and its siting relative to No 3, it is considered to be overbearing when viewed from this neighbouring property. No 3 has a habitable room in the rear elevation nearest to the proposed development with patio doors acting as the only light source into the room. This room is a large study with settee and is thus considered a habitable room. The proposed 2/S side extension would breach the 45° overshadowing degree with regard to these patio doors. The proposal would result in loss of light to this room, exaggerated by the SE facing aspect of this room and the siting of the proposed extension (to the South).

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

Impact on Street Scene:
The design of the proposed extension would be in keeping with the original dwelling and is therefore not considered to detract from the character of the street scene.

Highway Safety:
Our highways department see no threats to highway safety and therefore recommend the application for conditional approval.

Application Number F/2002/6472
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			The proposed 2/s side extension by virtue of its mass, scale, design and siting would be overbearing and result in loss of light, to the detriment of the amenity of the occupiers of No 3 Vermont Woods. As such it is contrary to policy ~~CBE~~ of the South East Area Local Plan and WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft)

S/S ext D

RECORD OF SITE VISIT

SITE ADDRESS: 5 Vermont Woods Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/6472

OFFICER: Louise Smith

DATE OF SITE VISIT: 5/6

1 SITE/STATUTORY NOTICE DISPLAYED ? Y - tree past to front of road

2. DESCRIPTION OF SURROUNDINGS
Residential cul-de-sac - detached 2/s dwellings integral side gges.
open plan estate.

3. DESCRIPTION OF SITE/BUILDING
Detached dwelling - steep pitched integral side gge - next to No 3.

4. RELATIONSHIP TO ADJOINING PROPERTIES
set back from No 3.

5. SITE CONSTRAINTS

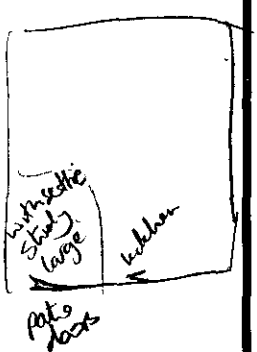
TREES

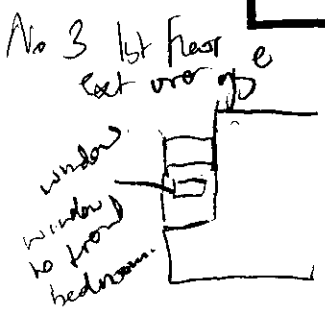
ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT right 1.8m cb fence + left rear

OTHERS
side bathroom window proposed.





House to left - rear w/ rear conservatory

No side elevation windows @ No 3

first floor - obs. glazed window

- MESSAGE PAD - MESSAGE PAD - MESSAGE PAD -

3/7/2 - 1-00 - Spoke to applicant Mr Martin 07736359004

He is happy to get rid of study could they still have the bathroom.

Discuss w/ Basia + advised I will get back to him on Friday.

He explains neighbours appreciate loss of light but are still happy for devt. to go ahead.

(Bring back all to that level 1st + gf)

10/7 - Basia discussed file with Sean

agreed no > 2m projection to rear of No 3. at 2/s.

∴ Step back in by 1.4m from rear

Advised applicant - he will resubmit accordingly

Date: 24 June 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/6472

Location: 5, Vermont Woods, Finchampstead, Wokingham.

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

Applicant: Mr W Martin C/O Savill Cad Services Ltd.

Case Officer: Louise Smith

The new plans show the following: Langth of garage increased to 5m (- internal adjustments to accommodate this).

Comments are required by 04/07/2002.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

C049, R049.
C122, R122.

24/6/02.

Date: 24 June 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/6472

Location: 5, Vermont Woods, Finchampstead, Wokingham.

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

Applicant: Mr W Martin C/O Savill Cad Services Ltd.

Case Officer: Louise Smith

The new plans show the following: Langth of garage increased to 5m (- internal adjustments to accommodate this).

Comments are required by 04/07/2002.

Should you have any queries regarding this application please contact the case officer Louise Smith on (0118) 974 6463.

1970/0102

(RING ONE)

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

App. No. 2002/6472 Date Rec. 21/1/2

Location: 5 Vermont Woods

Parish: Rochampstead

Applicant: Mr Martin.

Description of attached plans: Revised plan showing length of garage increased to 5m - (internal adjustments to accomodate this)

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.

Landscape & Trees	
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses 10 Days.

FURTHER ACTION

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

Redate Application ~~Y~~/N From:

New Site Notice ~~Y~~/N

Revised Proposal Description:

CASE OFFICER LS.

Consultations Sent by Admin. on 24.06.05

Yellow - Case Officer Copy
Green - Part One Copy

SAVILL CAD SERVICES LIMITED

29 Stubbsmoor Road,
Farnborough,
Hants
GU14 8RJ
Tel/Fax: 01252 657638
email: scs.limited@virgin.net

57743

LS

21 JUN 2002

COPIES TO | ACK: | FILE:

Louise Smith
Planning Services
Environmental Services Department,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

Our Ref. AS/W-172-00-03
20th June 2002

6472

REVISED PLAN

Dear Madam,

RE: 5 VERMONT WOODS, FINCHAMPSTEAD : PROPOSED EXTENSION
Application Number F/2002/6472

Following our telephone conversation recently, please find enclosed 6 copies of the revised plans for the above planning application.(Drg. No. W-172-00-01 Rev A)
To summerise the changes, we have increased to garage length internally moving the utility room to suit. The frontage remains unaltered.
Could you please process the revised plans, and we look forward to hearing from you.

Yours faithfully,

MR A.D.SAVILL
SAVILL C.A.D. SERVICES Ltd.

cc Mr W. Martin

HIGHWAYS CONSULTATION SHEET

From: Louise Smith **Date:** 24 May 2002

Application Number: F/2002/6472

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

Parish: FINCHAMPSTEAD PARISH

Site Address:
5, Vermont Woods, Finchampstead, Wokingham.

Applicant:
Mr W Martin C/O Savill Cad Services Ltd.

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

For the garage to be used to park a vehicle it must be a minimum of 5metres in length.

HO/HP

FILE REF High Consult	
CUSTOMER PAST REF 20022470	
DATE REC'D 28 MAY 2002	
ACK	
ANS'D	
FILED	

Signed: _____ **Print name:** AZ 12/6

FROM: Louise Smith

DATE: 24 May 2002

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2002/6472

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

Site Address: 5, Vermont Woods, Finchampstead, Wokingham.

Applicant: Mr W Martin C/O Savill Cad Services Ltd.

Your observations are required in respect of this application **by 17/06/2002** .

Objections on the grounds that by virtue of their size, scale and massing the proposed extensions would be over development of the site.

PLANNING SERVICES	
POL	
DC	ENF
AFP	
CS	
10 JUN 2002	
COPIES TO	ACs
	FILE

SIGNED: C.S.Cl

DATE: 6 - 6 - 02.

Clerk To Finchampstead Parish/Town Council.

Application Number : F/2002/6472	**Map No :** 98
Case Officer : LS	**Site Area :** 0.04
Valid Date : 16 MAY 2002	**Received Date: 26/04/2002**

Level : Delegated Application

Description : Proposed two storey side extension and single storey front extension to dwelling.

Location : 5, Vermont Woods, Finchampstead, Wokingham.

Parish : FI Ward : FIS

Applicant : Mr W Martin C/O Savill Cad Services Ltd.

Fee Required: £110 Fee Received: £110 (4)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	Blue line should be red & extend to highway	13/5	✓ 16/5
BLOCK PLANS	Show if parking spaces (5 b'rooms)	13/5	✓ 16/5
FORMS UNSIGNED	Q3	13/5	✓ 16/5
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED	Encroachment at boundary (roof) Cert B required.	13/5	✓ 16/5
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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

SIN + see map

.....

No pre-apps.

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

Tel: (0118) 974 6463

Date: 24 May 2002

My ref: F/2002/6472

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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/2002/6472
5, Vermont Woods, Finchampstead, Wokingham.
Proposed two storey side extension and single storey front extension to dwelling.

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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6472**
5, Vermont Woods, Finchampstead, Wokingham.
Proposed two storey side extension and single storey front extension to dwelling.
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 Long

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

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

Tel: (0118) 974 6463

Date: 24 May 2002

My ref: F/2002/6472

WOKINGHAM UNITARY
Aiming for Excellence

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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/2002/6472
5, Vermont Woods, Finchampstead, Wokingham.
Proposed two storey side extension and single storey front extension to dwelling.

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 **Louise Smith** on **(0118) 974 6463** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Louise Smith** Application Number: **F/2002/6472**
5, Vermont Woods, Finchampstead, Wokingham.
Proposed two storey side extension and single storey front extension to dwelling.
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 G Cockroft

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

Received by Wokingham District Council

Application No: F/2002/6472

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

Location:
5, Vermont Woods, Finchampstead, Wokingham.

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/2002/6472 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Louise Smith P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/06/2002. 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

24 May 2002

Organisation_Name	Building_Name	address1	Postcode
		16CAROLINA PLACEWOKINGHAM	RG404PQ
		18CAROLINA PLACEWOKINGHAM	RG404PQ
		1VERMONT WOODSWOKINGHAM	RG404PF
		2VERMONT WOODSWOKINGHAM	RG404PF
		3VERMONT WOODSWOKINGHAM	RG404PF
		4VERMONT WOODSWOKINGHAM	RG404PF
		45VERMONT WOODSWOKINGHAM	RG404PF
		47VERMONT WOODSWOKINGHAM	RG404PF
		~~5VERMONT WOODSWOKINGHAM~~	~~RG404PF~~
		7VERMONT WOODSWOKINGHAM	RG404PF

Neighbour consultation list F/2002/6472

SAVILL CAD SERVICES LIMITED

10 MAY 2002 6472

29 Stubbsmoor Road,
Farnborough,
Hants
GU14 8RJ
Tel/Fax: 01252 657638
email: scs.limited@virgin.net

Planning Services
Environmental Services Department,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

Our Ref. AS/W-172-00-01
24th April 2002

Dear Sir/Madam,

RE: 5 VERMONT WOODS, FINCHAMPSTEAD : PROPOSED EXTENSION

We would like to formally submit an application for planning permissions for the above project.
Please find enclosed 6 copies of the plans, together with 6 completed application forms as requested.
Could you please process the application, and we look forward to hearing from you regarding the above proposed works.

Yours faithfully,

MR A.D.SAVILL
SAVILL C.A.D. SERVICES Ltd.

cc Mr W. Martin

16 MAY 2002 6472

Tel. (0118) 974 6429 or 6433

Date: 13 May 2002

Your Ref:

My Ref: F/2002/6472

Mr W Martin
C/O Savill Cad Services Ltd
29 Stubbsmoor Road
Farnborough
Hants
GU14 8RS

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 Sir/Madam

Reference Number: 2002/6472

Site Address: 5, Vermont Woods, Finchampstead, Wokingham.

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

I return your application, as it is invalid and cannot be determined for the following reason(s);

The site should be outlined in red on the location plan. The red outline should include the access and parking area.

Please show parking layout on the block plan.

Please fill in Q3 on the application form with the site address.

Encroachment is shown at the boundary with roof overhanging. Please serve notice and fill in Certificate B of Section 66.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

Environmental Services

For office use only
Application number 16 MAY 2002 6472

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.

WOKINGHAM UNITARY
Aiming for Excellence

1	Your name	MR W MARTIN
	Address and postcode	5 VERMONT WOODS FINCHAMPSTEAD WOKINGHAM BERKSHIRE
	Phone number	0118 9730145
2	Agent's Name	MR A.D. SAVILL (SAVILL CAD SERVICES LTD).
	Address and postcode	29 STUBBSMOOR ROAD FARNBOROUGH HAMPSHIRE GU14 8RS
	Phone number	01252 657638
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.	5 VERMONT WOODS FINCHAMPSTEAD WOKINGHAM BERKSHIRE
4	Give brief details of the proposal for example, two storey side extension. About the application	TWO STOREY SIDE AND SINGLE STOREY FRONT 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.	AS 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 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.

SEE SECTION 66 CERTIFICATE

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: ADSewell on behalf of MR W MARTIN

Date 24/4/02

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

1789/a

SECTION 66 CERTIFICATE

16.MAY 2002 64?2

WOKINGHAM DISTRICT COUNCIL

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
+ See Note (a) to Certificate A		
OWNER/OCCUPIER	3 VERMONT WOODS FINCHAMPSTEAD WOKINGHAM BERKSHIRE	16/5/02

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

- I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

- I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- None of the land to which the application relates is, or is part of, an agricultural holding.

OR

- I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

X Signed . . . [signature] . . . . . .

On behalf of . . MR. W. MARTIN . . . . . .

X Date . . . 16/5/02 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1764

ADDRESS 5 VERMONT WOODS PARISH FINCHAMPSTEAD

PLOT No. 101 ORD. SHEET No. SU7965(98)

BUILDER

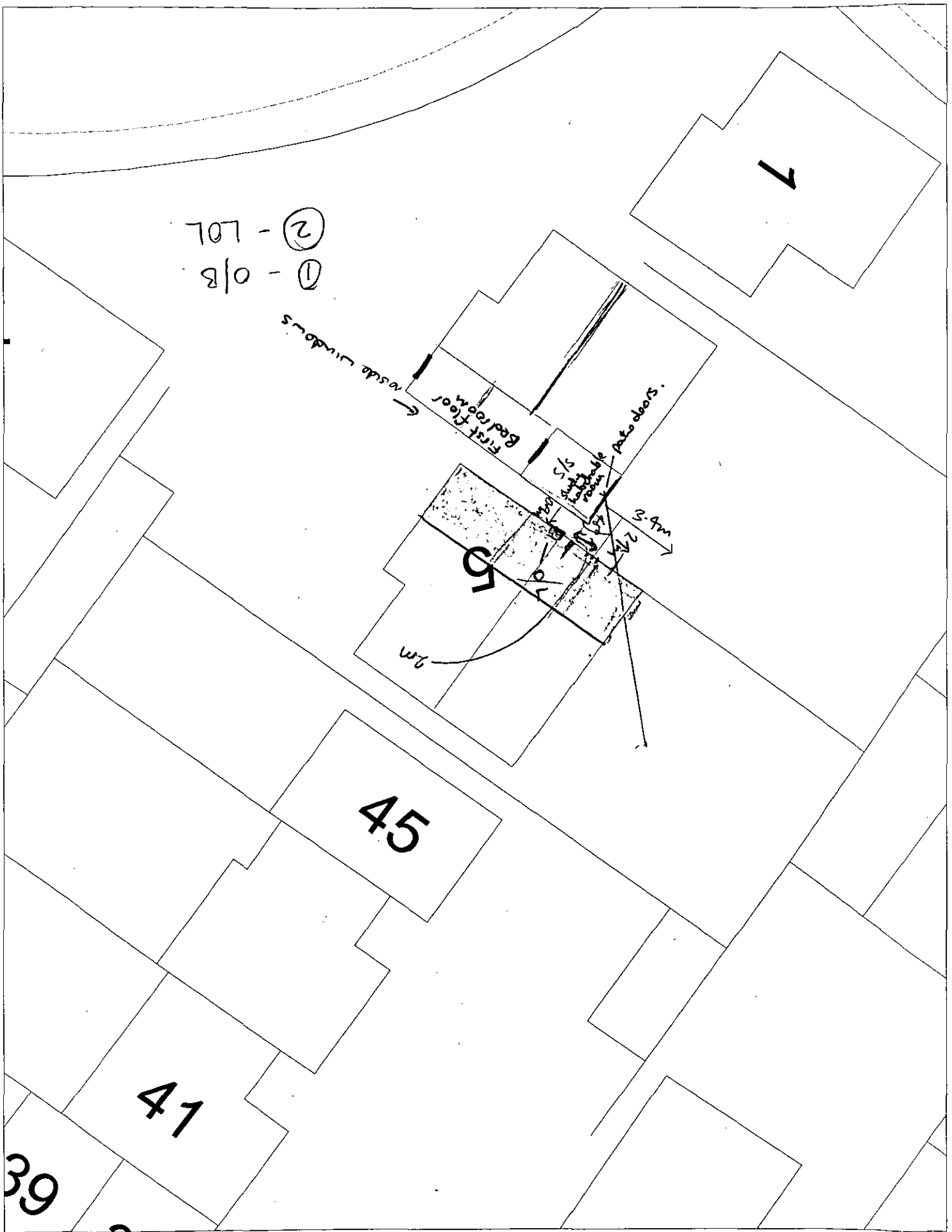
Plan No.	Applicant	Description of Development	Date of Decision	Decision
14941	Mr J S Dunne	O/APP Res Dvo (10 Acres)	13.3.81	N/A Ref
14857	"	"	20.10.83	C/A LA
21520	Pelham Homes	Dep House + Garage	31.5.84	N/A C/A
BR 23512	"	"	10.10.86	App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



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Development Control Section, Environmental Services, Wokingham District Council.
6 June 2002

Scale: 1 : 200

16.MAY 2002 6472



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Development Control Section, Environmental Services, Wokingham District Council.

2 May 2002

Scale: 1 : 1250

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